

File No. 180680 Committee Item No. 11
 Board Item No. 14

COMMITTEE/BOARD OF SUPERVISORS
 AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date October 1, 2018

Board of Supervisors Meeting Date October 1, 2018
 Cmte Board

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Figures 249.84 |
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Completed by: Erica Major Date September 27, 2018
 Completed by: Erica Major Date October 10, 2018

[Planning Code, Zoning Map - India Basin Special Use District]

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the southeast part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in *single-underline italics Times New Roman font*. Deletions to Codes are in *strikethrough italics Times New Roman font*. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in ~~strikethrough Arial font~~. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Planning and Environmental Findings.

(a) In companion legislation adopting a Development Agreement associated with the India Basin Mixed-Use project, the Board of Supervisors adopted environmental findings pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Sections 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Sections 15000 et seq.), and Chapter 31 of the Administrative Code. The Board of Supervisors adopts these environmental findings as though fully set forth herein in relation to this ordinance. A copy of

1 said companion legislation is in Board of Supervisors File No. 180681 and it and its
2 environmental findings are incorporated herein by reference.

3 (b) In companion legislation adopting General Plan amendments associated with the
4 India Basin Mixed-Use project, the Board of Supervisors adopted findings that the actions
5 contemplated in this ordinance are consistent, on balance, with the City's General Plan and
6 eight priority policies of Planning Code Section 101.1. The Board incorporates these findings
7 by reference and adopts these findings as its own. A copy of said companion legislation is in
8 Board of Supervisors File No. 180681.

9 (c) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
10 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
11 in Planning Commission Resolution No. 20251 and adopted on July 26, 2018, and the Board
12 adopts such reasons as its own. A copy of said resolution is on file with the Clerk of the
13 Board of Supervisors in File No. 180681 and is incorporated herein by reference.

14
15 Section 2. The Planning Code is hereby amended by adding Section 249.84, to read
16 as follows:

17 **SEC. 249.84. INDIA BASIN SPECIAL USE DISTRICT.**

18 *(a) Purpose and Boundaries. A Special Use District entitled the "India Basin Special Use*
19 *District" (SUD) is hereby established, located generally at Innes Avenue between Griffith Street and*
20 *Earl Street, along the India Basin shoreline, in the southeast part of San Francisco. The precise*
21 *boundaries of the SUD are shown on Sectional Map SU09 of the Zoning Map. The purpose of this SUD*
22 *is to implement the Development Agreement for the India Basin Mixed-Use Project (Project), approved*
23 *by the Board of Supervisors in the ordinance in Board File No. 180680. The Project will provide*
24 *several benefits to the City, such as a significant amount of open space, increased public access,*
25

1 commercial space, extensive infrastructure improvements, and affordable housing, while creating jobs,
2 housing, and a vibrant community.

3 (b) Public Trust. Within this SUD, certain property is or will be subject to the public trust for
4 commerce, navigation, and fisheries (the Public Trust) in accordance with a public trust exchange and
5 title settlement agreement with the State of California. The Port of San Francisco (Port) has
6 jurisdiction over the Public Trust property, with the right to prohibit uses that are not consistent with
7 the Public Trust. The Port also shall issue permits for any improvements on the Public Trust property,
8 subject to any delegation by the Port to another City agency. The Recreation and Park Department
9 will operate and maintain the public parks and open spaces located on Public Trust property, in
10 accordance with an agreement with the Port and in accordance with the open space covenant attached
11 to the Development Agreement (Open Space Covenant). The Planning Commission has jurisdiction
12 over the permitting for any development of property within the SUD that is not subject to the Public
13 Trust.

14 (c) Relationship to Design Standards and Guidelines. The Design Standards and Guidelines
15 (DSG), as may be periodically amended, are incorporated into this SUD and set forth standards and
16 guidelines applicable within the SUD. A copy of the DSG is on file with the Planning Department and
17 is available on its website. This SUD and the DSG shall be read and construed together so as to avoid
18 any conflict to the greatest extent possible. If there is an unavoidable conflict between the SUD and the
19 DSG, the SUD shall prevail. The Planning Director may make adjustments to the DSG for areas within
20 the Planning Commission's jurisdiction, provided any material amendment to the DSG, as determined
21 by the Planning Director, will be subject to the review and approval of the Planning Commission.
22 Adjustments to the DSG for areas outside of the Planning Commission's jurisdiction, such as
23 adjustments to the public right-of-ways, public infrastructure, or recreational facilities within the
24 parks, may be made by the Public Works Director, the San Francisco Public Utilities Commission
25 General Manager, or the Recreation and Park Department General Manager, as applicable, subject to

1 the requirements of the Development Agreement and the Open Space Covenant and following
2 consultation with the Planning Director.

3 (d) Relationship to Other Planning Code Provisions. Applicable provisions of the Planning
4 Code shall control except as otherwise provided in this SUD, the DSG within the control of the
5 Planning Commission or Recreation and Park Commission, and the Development Agreement (for so
6 long as the Development Agreement is in effect). In the event of a conflict between other provisions of
7 the Planning Code and the DSG or this SUD (and further subject to subsection (e) below), this SUD
8 shall control first, followed by the DSG and the Planning Code.

9 (e) Relationship to the Development Agreement. This SUD shall be read and construed
10 consistent with the Development Agreement, and all development within the Project Site shall satisfy
11 the requirements of the Development Agreement for so long as it remains in effect for each part of the
12 Project Site. As described in the Development Agreement, the Project is divided into Development
13 Phases, and no development may occur within a Development Phase until after the Planning
14 Department issues a Development Phase Approval. Upon expiration or termination of the
15 Development Agreement for any part of the Project Site, any new development, other than replacement
16 of what was built under the Development Agreement, shall require a conditional use approval under
17 Section 303 of this Code.

18 (f) Definitions. If not expressly superseded by definitions set forth in this Section 249.84 the
19 DSG, or the Development Agreement, all definitions, procedures, and requirements of the Planning
20 Code shall apply to this SUD. The following definitions shall govern interpretation of this Section:

21 "Applicant" means the owner or authorized agent of the owner of a parcel that applies for an
22 approval under this SUD.

23 "Building Standards" means the standards applicable to Vertical Improvements and any
24 associated privately-owned open spaces within the SUD, consisting of the standards specified in
25 subsection (h) below and the standards identified as such in the DSG. It does not mean Building Code

1 requirements under either the California, the San Francisco, or the Port of San Francisco Building
2 Codes, which this SUD and the DSG do not override.

3 "Development Agreement" shall mean the Development Agreement By and Between the City
4 and County of San Francisco and India Basin Investment LLC, a California limited liability company,
5 Relative to the Development Known as India Basin Mixed-Use Project, approved by the Board of
6 Supervisors in the ordinance in Board File No. 180681, as it may be amended from time to time.

7 "Development Phase" and "Development Phase Approval" have the meaning set forth in the
8 Development Agreement.

9 "General Manager" means the General Manager of the Recreation and Park Department.

10 "Horizontal Development" or "Horizontal Improvements" means all improvements and
11 construction required to prepare land for Vertical Improvements, including streets, right-of-ways,
12 utility lines, and infrastructure to serve development lots, transit improvements, public parks and open
13 spaces, bicycle paths, and shoreline improvements. Horizontal Development shall include all Public
14 Improvements and all Privately-Owned Community Improvements, as those terms are defined in the
15 Development Agreement.

16 "India Basin DSG" or "DSG" shall mean the document adopted by Planning Commission
17 Motion _____, as may be amended from time to time. The DSG is incorporated into this SUD by
18 reference.

19 "Major Modification" means a deviation of 10% or more from any dimensional or numerical
20 standard in this SUD or in the DSG, except as explicitly prohibited per subsection (i) below.

21 "Minor Modification" means a deviation of less than 10% from any dimensional or numerical
22 standard in this SUD or in the DSG, except as explicitly prohibited per subsection (i) below, or any
23 deviation from any non-numerical standard in the DSG.

24 "Privately-Owned Community Improvement" shall mean a facility that is privately owned and
25 privately maintained, at no cost to the City, for the public benefit, that is not dedicated to the City. The

1 Privately-Owned Community Improvements include certain right-of-ways, pedestrian paths and bicycle
2 lanes, open spaces, the public market, and storm drain facilities, as more particularly described in the
3 Development Agreement.

4 "Project Site" has the meaning set forth in the Development Agreement.

5 "Public Improvements" means the facilities, both on- and off-site, to be improved, constructed,
6 and dedicated by Developer and, upon completion in accordance with the Development Agreement,
7 accepted by the City. Public Improvements include the streets within the Project Site described in the
8 Development Agreement, and all infrastructure and public utilities within the accepted streets (such as
9 gas, electricity, and water and sewer lines, but excluding any non-municipal utilities), as well as
10 sidewalks, bicycle lanes, street furniture, paths, and intersection improvements (such as curbs,
11 medians, signaling, traffic controls devices, signage, and striping). Public Improvements also include
12 the Parks and Open Spaces, the SFPUC Infrastructure, and the SFMTA Infrastructure, as those terms
13 are defined in the Development Agreement. The Public Improvements do not include Privately-Owned
14 Community Improvements.

15 "RPC Open Space" means publicly-owned areas within the SUD that are within the jurisdiction
16 of the Port Commission or the Recreation and Park Commission, as depicted on Figure 249.84-1: RPC
17 Open Space.

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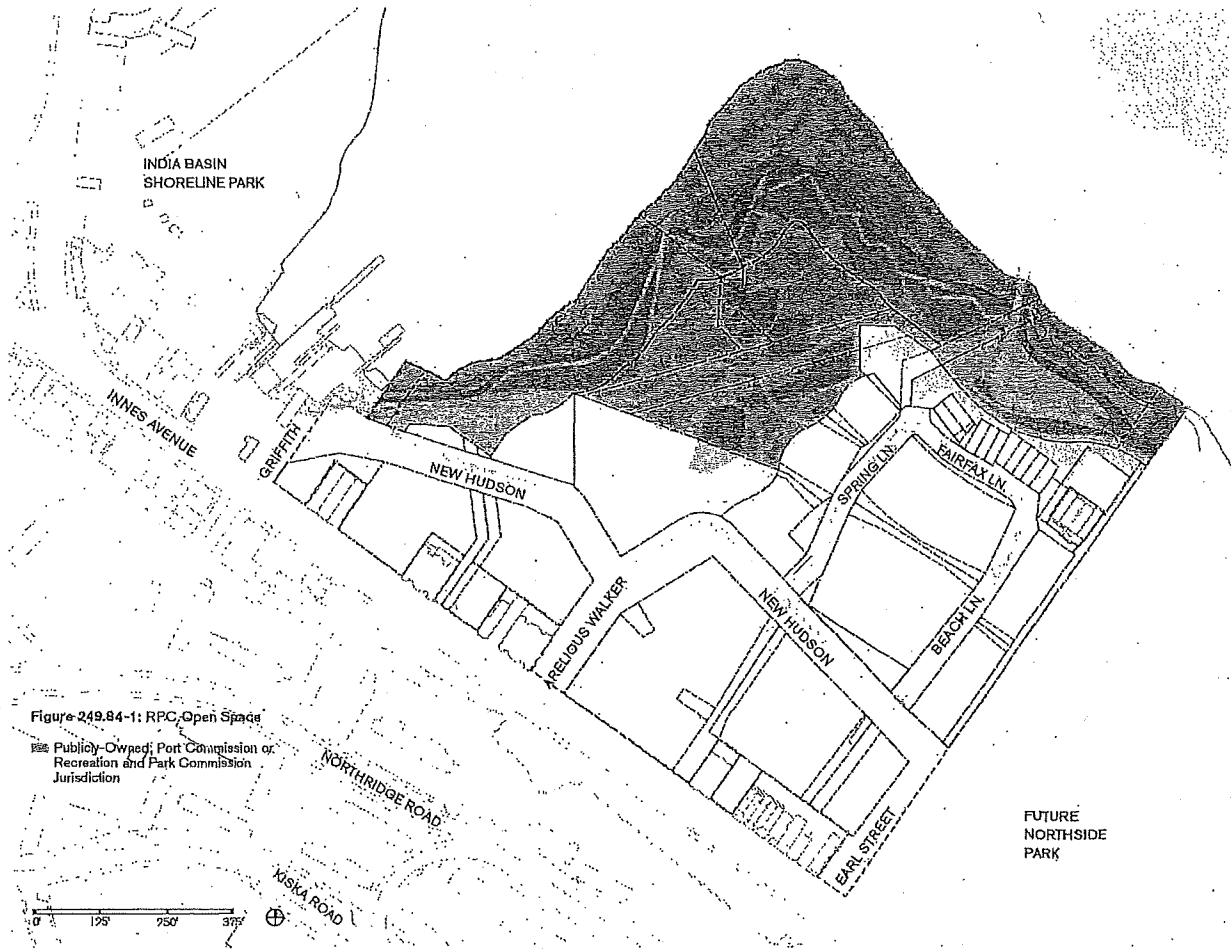
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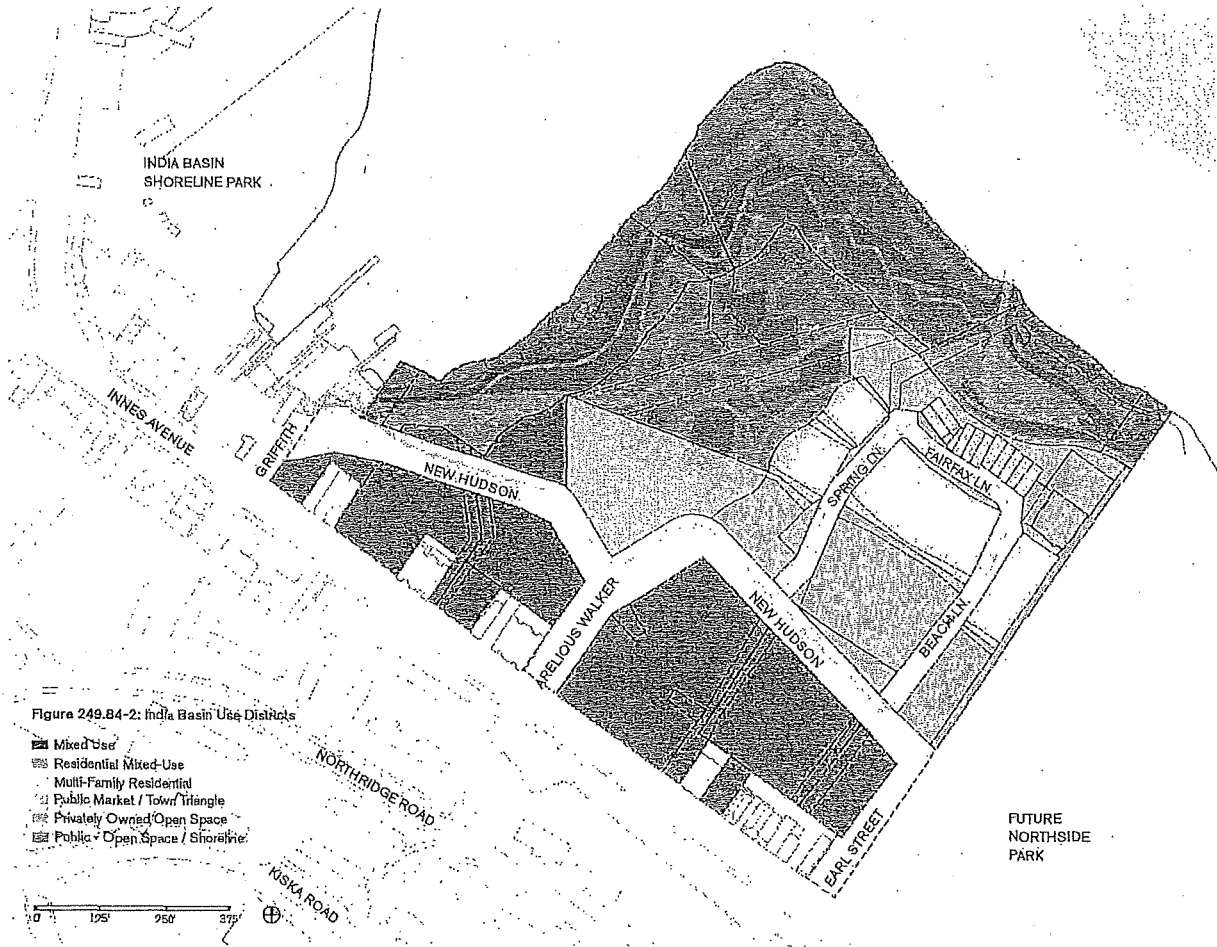
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Figure 249.84-1: RPC Open Space



"Vertical Development" or "Vertical Improvements" means new construction of a building and any later expansion or addition to a previously approved building, where the building is located within the Mixed-Use, Residential Mixed-Use, Multi-Family Residential, or Public Market land use districts within the SUD shown in Figure 249.84-2: India Basin Use Districts.

Figure 249.84-2: India Basin Use Districts



(g) Uses.

(1) Permitted Uses. The following uses set forth in Table 249.84-1: India Basin Uses shall be permitted as indicated within the different use districts of the SUD, where P means Permitted Use and NP means Non-permitted Use.

Table 249.84.1: India Basin Uses

<u>Use</u>	<u>Mixed Use</u>	<u>Residential Mixed-Use</u>	<u>Multi-Family Residential</u>	<u>Public Market / Town Triangle</u>	<u>Privately Owned Open Space</u>

1	<u>Agriculture Use</u>	<u>P (1,2)</u>	<u>P (1,2)</u>	<u>P (1,2)</u>	<u>P (1)</u>	<u>P (1)</u>
2	<u>Automotive Use</u>	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP (3)</u>	<u>NP</u>	<u>NP</u>
3						
4	<u>Entertainment, Arts &</u>	<u>P (4,5)</u>	<u>P (4,5)</u>	<u>P (5,6)</u>	<u>P (5, 6)</u>	<u>NP</u>
5	<u>Recreation Use</u>					
6	<u>Industrial Use</u>	<u>NP (7)</u>	<u>NP (7, 8)</u>	<u>NP (3)</u>	<u>NP</u>	<u>NP</u>
7						
8	<u>Institutional Use</u>	<u>P (9)</u>	<u>P (10)</u>	<u>P (10,11)</u>	<u>NP (12)</u>	<u>NP</u>
9						
10						
11	<u>Residential Use</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12						
13	<u>Sales and Services,</u>	<u>P (13)</u>	<u>P (13)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Non-Retail Use</u>					
15	<u>Sales and Services,</u>	<u>P (14)</u>	<u>P (14, 15)</u>	<u>NP</u>	<u>NP (16)</u>	<u>NP</u>
16	<u>Retail Use</u>					
17	<u>Utility and</u>	<u>NP (17,</u>	<u>NP (17,</u>	<u>NP (17,</u>	<u>NP (18)</u>	<u>NP (18)</u>
18	<u>Infrastructure Use</u>	<u>18)</u>	<u>18)</u>	<u>18)</u>		

Notes:

1. Use permitted with the exception of Large Scale Urban Agriculture and Industrial Agriculture.
2. Use permitted with the exception of Greenhouses.
3. Use not permitted with the exception of Public and Private Parking facilities.
4. Use permitted with a maximum limit of three screens for any Movie Theater use.
5. Use permitted with the exception of Livery Stables and Sports Stadiums.

1 6. Use permitted with the exception of Movie Theater and Nighttime Entertainment.

2 7. Use not permitted with the exception of Cat Boarding, Kennel, Light Manufacturing, Metal
3 Working, Parcel Trade Office, Trade Shop, Animal Processing 1, and Food Fiber and Beverage
4 Processing.

5 8. Use not permitted except on Ground Floor.

6 9. Cannabis Dispensary permitted with Conditional Use.

7 10. Use permitted with the exception of Cannabis Dispensary and Hospital.

8 11. Use Permitted with the exception of Job Training, Trade School and Post-secondary
9 Educational Institution.

10 12. Use not permitted with the exception of Public Facilities.

11 13. Use permitted with the exception of Laboratory, Life Sciences, Commercial Storage,
12 Wholesale Sales, and Wholesale Storage.

13 14. Use permitted with the exception of Adult Business, Mortuary, Limited Financial Services,
14 Motel, Self-Storage and Tobacco Paraphernalia Store.

15 15. Use permitted with the exception of Animal Hospital, Fringe Financial Services.

16 16. Use not permitted with the exception of Grocery, Food and Beverage uses.

17 17. Use not permitted with the exception of Internet Service Exchange, Wireless
18 Telecommunication Services (WTS) Facility, which shall be permitted with a Conditional Use permit.

19 18. Use not permitted with the exception of Utility Installation.

20 (2) Uses within RPC Open Space. Subject to the limitations imposed by the Public
21 Trust, uses within RPC Open Space shall be subject to review under Planning Code section 211, which
22 controls land uses within P (Public) Districts. Notwithstanding Planning Code Sections 211, 211.1,
23 and 211.2, the following uses shall be considered principally permitted: concessionaire stands and
24 infrastructure as described in the Development Agreement and the DSG.

1 (3) Temporary Uses. Subject to the limitations imposed by the Public Trust, any of the
2 following temporary uses (collectively, Temporary Uses) may be authorized by the General Manager
3 for uses located within the RPC Open Space or the Planning Director for uses located within the SUD
4 but outside the RPC Open Space without a public hearing for a period not to exceed 90 days: booths
5 for charitable, patriotic, or welfare purposes; markets; exhibitions, festivals, circuses, musical and
6 theatrical performances, and other forms of live entertainment including setup/load-in and
7 demobilization/load-out; athletic events; open-air sales of agriculturally-produced seasonal
8 decorations such as Christmas trees and Halloween pumpkins; meeting rooms and event staging;
9 mobile food on private property; and temporary retail establishments. Such authorization may be
10 extended for another 90 days, as approved by the General Manager or Planning Director, as
11 applicable. The General Manager (for uses located within the RPC Open Space) or the Planning
12 Director (for uses located outside the RPC Open Space) may authorize recurring Temporary Uses,
13 such as a weekly farmers market, under a single authorization. All such uses on the public right-of-way
14 are subject to permitting as required under the Municipal Code.

15 (4) Interim Uses. Subject to the limitations imposed by the Public Trust, interim uses
16 for a period not to exceed five years may be authorized by the General Manager (for uses located
17 within the RPC Open Space) or the Planning Director (for uses located outside the RPC Open Space)
18 without a public hearing if the General Manager or Planning Director, as applicable, finds that such
19 Interim Use will not impede orderly development consistent with this SUD, the DSG, and the
20 Development Agreement. Additional time for such uses may be authorized upon a new application.
21 Any Interim Use listed in this subsection (g)(4) that is integral to development under the Development
22 Agreement, as determined by the General Manager or Planning Director, as applicable, shall not
23 require separate authorization as an Interim or Temporary use (for example, uses incidental to
24 environmental clean-up, demolition and construction, storage, and automobile and truck parking and
25 loading related to construction activities). Any authorization granted pursuant to this subsection (g)(4)

1 shall not exempt the applicant from obtaining any other permit required by law. All such uses on the
2 public right-of-way are subject to permitting as required under the Municipal Code. In addition to
3 temporary uses integral to the development, Interim Uses shall include, but are not limited to:

4 (A) Retail activities, which may include the on-site assembly, production, or sale
5 of food, beverages, and goods, the operation of restaurants or other retail food service in temporary
6 structures, outdoor seating, food trucks, and food carts;

7 (B) Temporary art installations, exhibits, and sales;

8 (C) Recreational facilities and uses (such as play and climbing structures and
9 outdoor fitness classes);

10 (D) Motor vehicle and bicycle parking, if accessory to other permitted,
11 temporary, or interim uses;

12 (E) On-site assembly and production of goods in enclosed or unenclosed
13 temporary structures;

14 (F) Educational activities, including but not limited to after-school day camp and
15 activities;

16 (G) Site management service, administrative functions, and customer amenities
17 and associated loading;

18 (H) Rental or sales offices incidental to new development;

19 (I) Entertainment uses, both unenclosed and enclosed, which may include
20 temporary structures to accommodate stages, seating, and support facilities for patrons and
21 operations; and

22 (J) Trailers, recreational vehicles, or other temporary housing for construction
23 workers, seasonal labor, or other workforce employment needs.

24 (5) Nonconforming Uses. The Planning Director and the General Manager may allow
25 the reasonable continuance, modification, or expansion of existing uses and structures that do not

1 comply with this Section 249.84 or the DSG upon a determination that the use would not impede the
2 orderly development of the SUD consistent with this Section and the Development Agreement.

3 (6) Ground Floor Use Requirements. Ground Floor Uses are required as indicated in
4 Table 249.84-2: Types of Ground Floor Uses and Figure 249.84-3: Ground Floor Uses, below. Such
5 uses cannot face a public right-of-way or public open space with non-transparent walls or involve the
6 storage of goods or vehicles at a rate greater than 15% of the required frontage length, as further
7 governed by the Ground Floor Use Requirements in the DSG.

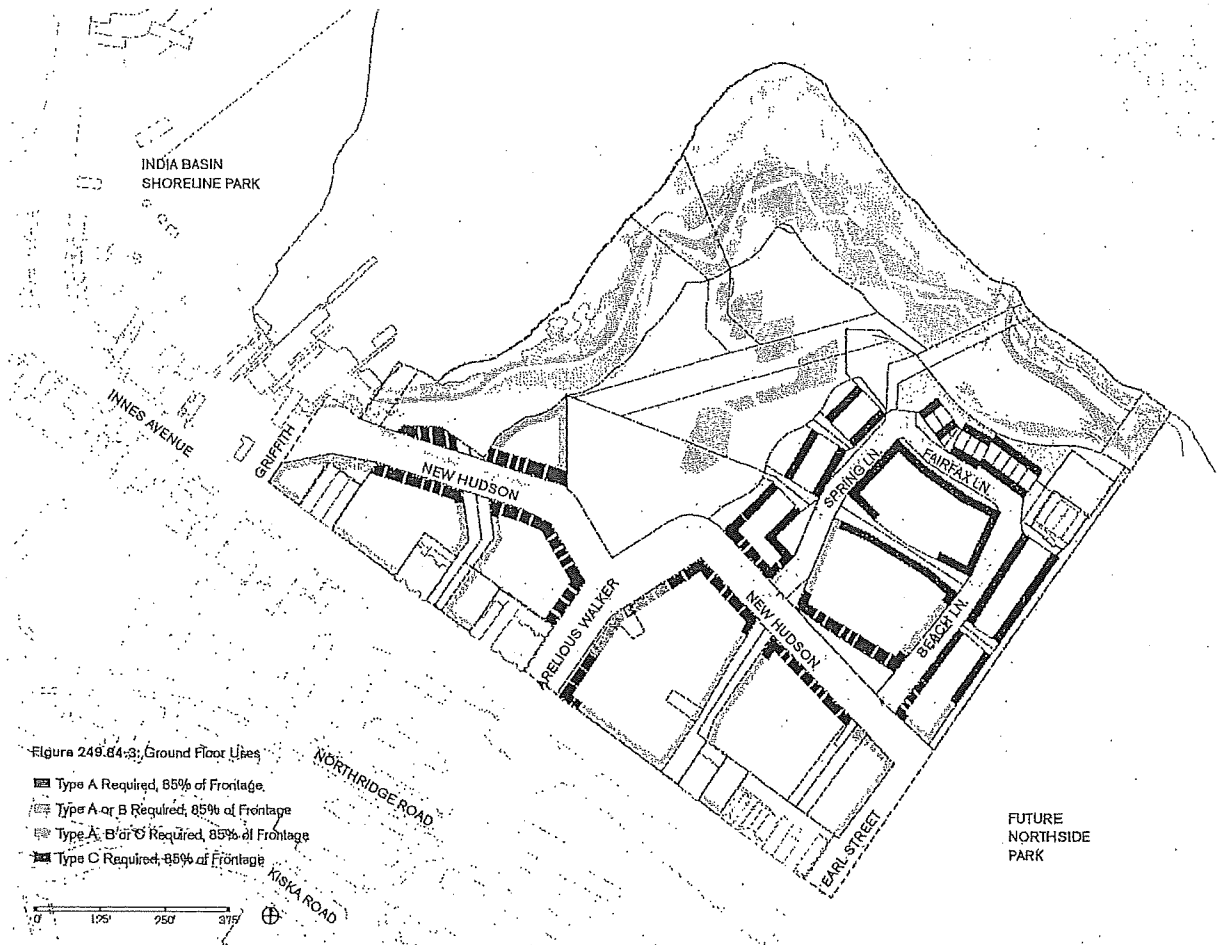
8 Table 249.84-2: Types of Ground Floor Uses

9

<u>Ground Floor Use Type</u>	<u>Allowed Use Categories (can be principal, conditional, or accessory)</u>
<u>Type A</u>	<u>Entertainment, Arts, and Recreation Uses, Sales and Services, Retail Uses</u>
<u>Type B</u>	<u>Sales and Services, Non- Retail and Institutional Use</u>
<u>Type C</u>	<u>Residential Use Category</u>

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Figure 249.84-3: Ground Floor Uses



(h) Building Standards. Building Standards shall be as follows, unless modified in accordance with subsections (i)(2) or (i)(3), below.

(1) Residential Unit Density. There shall be no residential unit density limit within this SUD.

(2) Floor Area Ratio. There shall be no floor-area-ratio limit within this SUD.

(3) Building Height. The height limits shall be as set forth on Sectional Map HT09 of the Zoning Map and as further limited and detailed in Figure 249.84-4: Building Heights Maximum, and as further governed by the DSG.

Figure 249.84-4: Building Heights Maximum

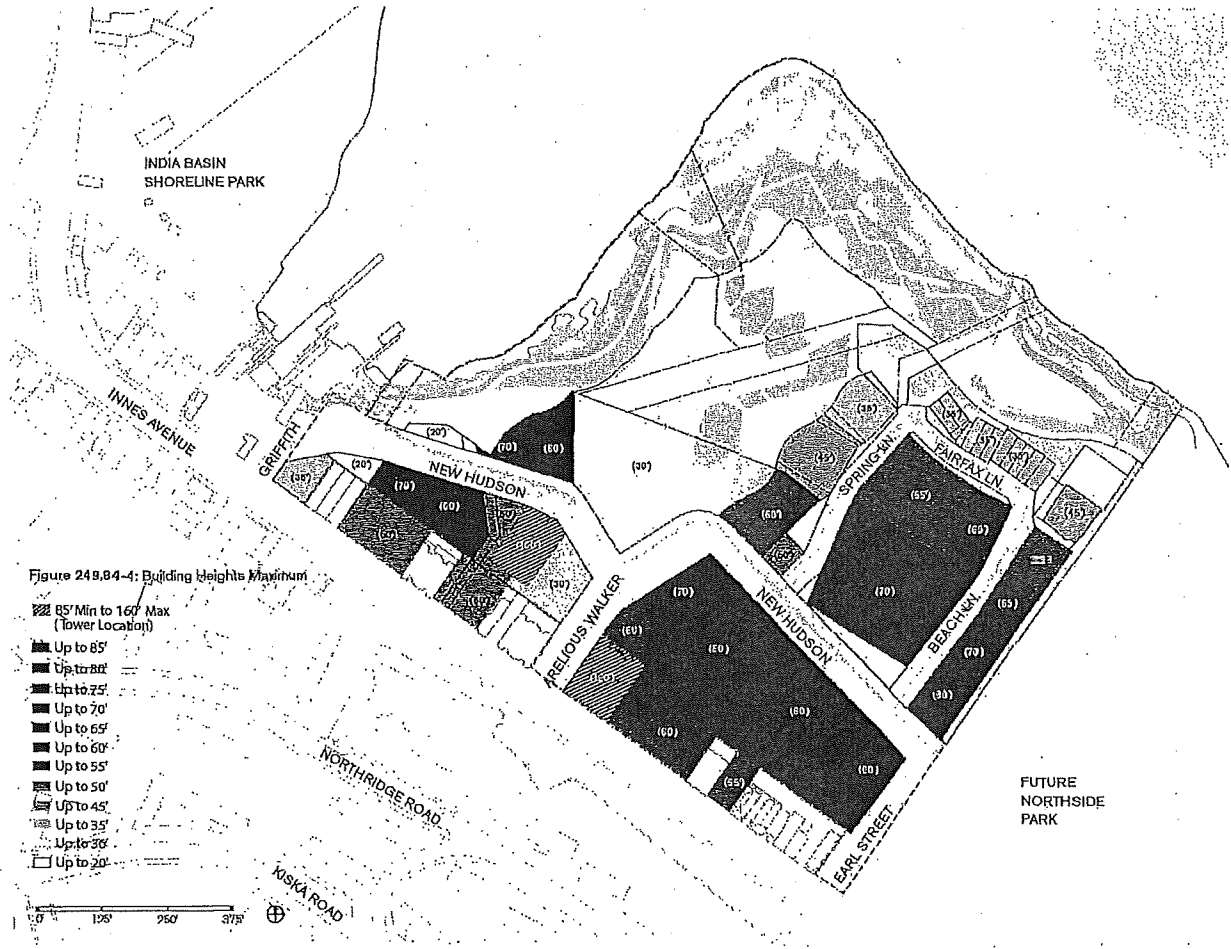


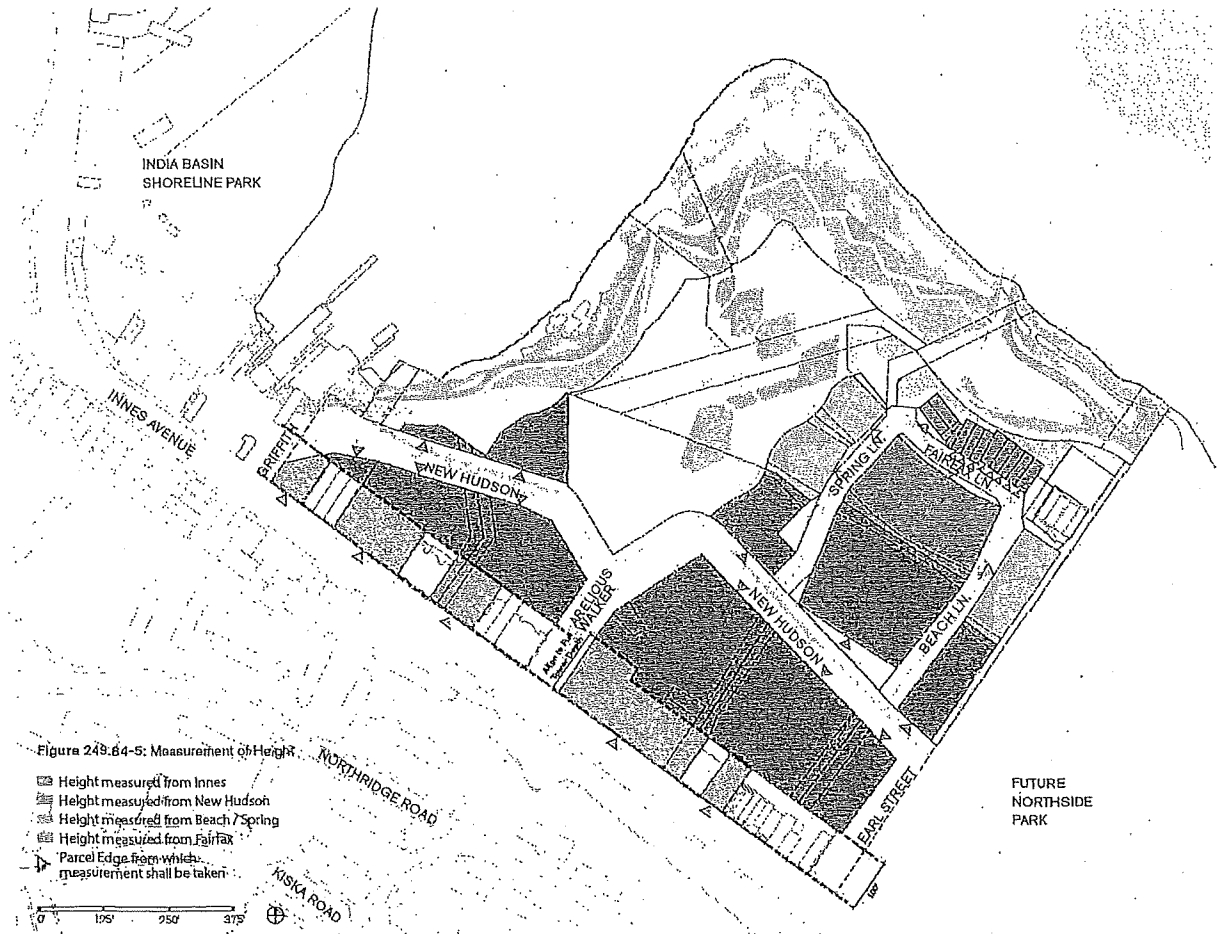
Figure 249.84-4: Building heights Maximum

85' Min to 160' Max
(Lower Location)

- Up to 85'
- Up to 80'
- Up to 75'
- Up to 70'
- Up to 65'
- Up to 60'
- Up to 55'
- Up to 50'
- Up to 45'
- Up to 35'
- Up to 30'
- Up to 20'

(4) Measurement of Height. Buildings shall be measured from predetermined points as provided in Figure 249.84-5: Measurement of Height and as further set forth in Chapter 5 of the DSG. Portions of the Site within the "OS" Height designations shall be subject to the same requirements and review procedures of other properties throughout San Francisco with an "OS" Height and Bulk designation.

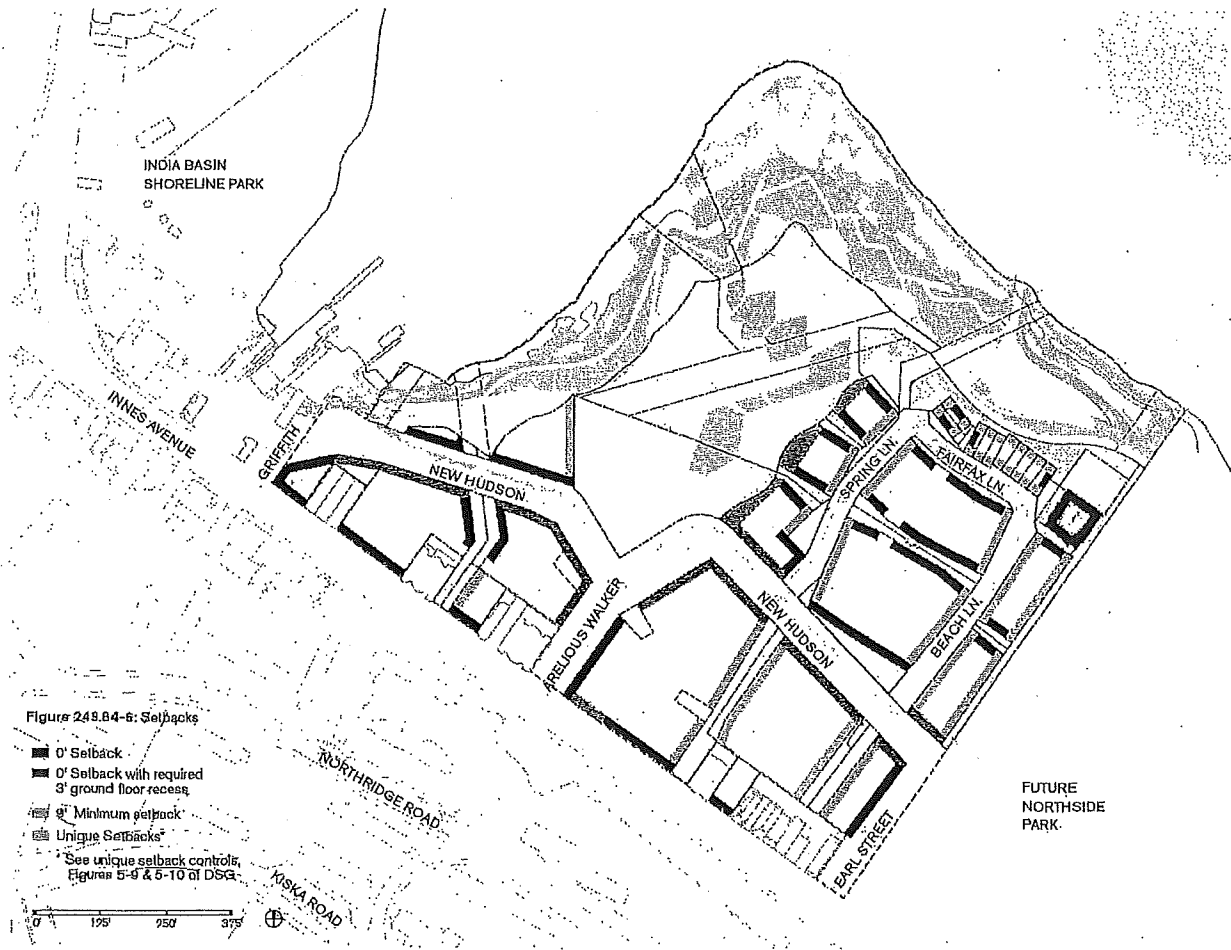
Figure 249.84-5: Measurement of Height



(5) Bulk. No building dimension shall be greater than 270 feet along any public right-of-way or public open space. No portion of any building above 80 feet in height shall have a dimension greater than 130 feet. Buildings shall also meet the DSG requirements for building modulation and sculpting.

(6) Setbacks. Buildings shall be set back from or built to the respective right-of-ways as shown in Figure 249.84-6: Setbacks, and as further governed by the DSG.

Figure 249.84-6: Setbacks



(7) Rear Yard. There shall be no rear yard requirement within the India Basin SUD.

(8) Usable Open Space. In addition to any publicly-accessible open spaces described in the DSG, a minimum of 36 square feet of open space if private, or 48 square feet of open space if common, shall be provided for each dwelling unit. Such open space may be on the ground, on decks, balconies, porches, or other facilities and shall be provided on the same development block as the unit to be served. The standards for open spaces shall be governed by the DSG. Notwithstanding the above, dwelling units within "the Cove" portion of the site, as described in the Development Agreement and

1 shown in Figure 1-38 of the DSG, are exempt from this usable open space requirement, given their
 2 immediate adjacency to "the Market Place" open space.

3 (9) Minimum Dwelling Unit Exposure. All required dwelling unit windows and
 4 openings as defined by Section 504: Light and Ventilation of the San Francisco Housing Code shall
 5 face directly on an open area such as a public street, laneway, parcel break, trail, or unobstructed open
 6 space, for a minimum horizontal clear dimension of 25 feet, measured perpendicularly from the
 7 required window or opening face, as further provided in the DSG.

8 (10) Maximum Off-Street Parking. The standards for off-street parking shall be
 9 governed by the DSG. Off-Street parking is not required and shall be limited to the following maximum
 10 ratios:

11 Table 249.84-3: Maximum Off-Street Parking Ratios per Land Use

<u>Land Use</u>	<u>Off-Street Parking Ratio</u>
<u>Residential</u>	<u>1 space: 1 unit</u>
<u>Office</u>	<u>1 space: 1,200 gross square feet</u>
<u>Retail, except General Grocery or Special Grocery Use</u>	<u>1 space: 700 gross square feet</u>
<u>General Grocery or Special Grocery Uses below 20,000 gross square feet</u>	<u>1 space: 500 gross square feet</u>
<u>General Grocery or Special Grocery Uses with 20,000 gross square feet or more</u>	<u>1 space: 250 gross square feet</u>
<u>General Grocery or Special Grocery Uses</u>	<u>Up to 1 space per 500 square feet of Occupied Floor Area up to 20,000 square feet, plus up to one space per 250 square</u>

	<u>feet for any Occupied Floor Area in excess of 20,000 square feet.</u>
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Pursuant to subsection (l)(4), parking amounts may be greater on a parcel-by-parcel basis than otherwise allowed by Table 249.84-3, but not to exceed 1,800 off-street parking spaces in the SUD.

Notwithstanding the maximum off-street parking ratios established in Table 249.84-3, up to 225 public parking spaces may be provided to visitors to India Basin's parks, subject to the 1,800-parking-space cap.

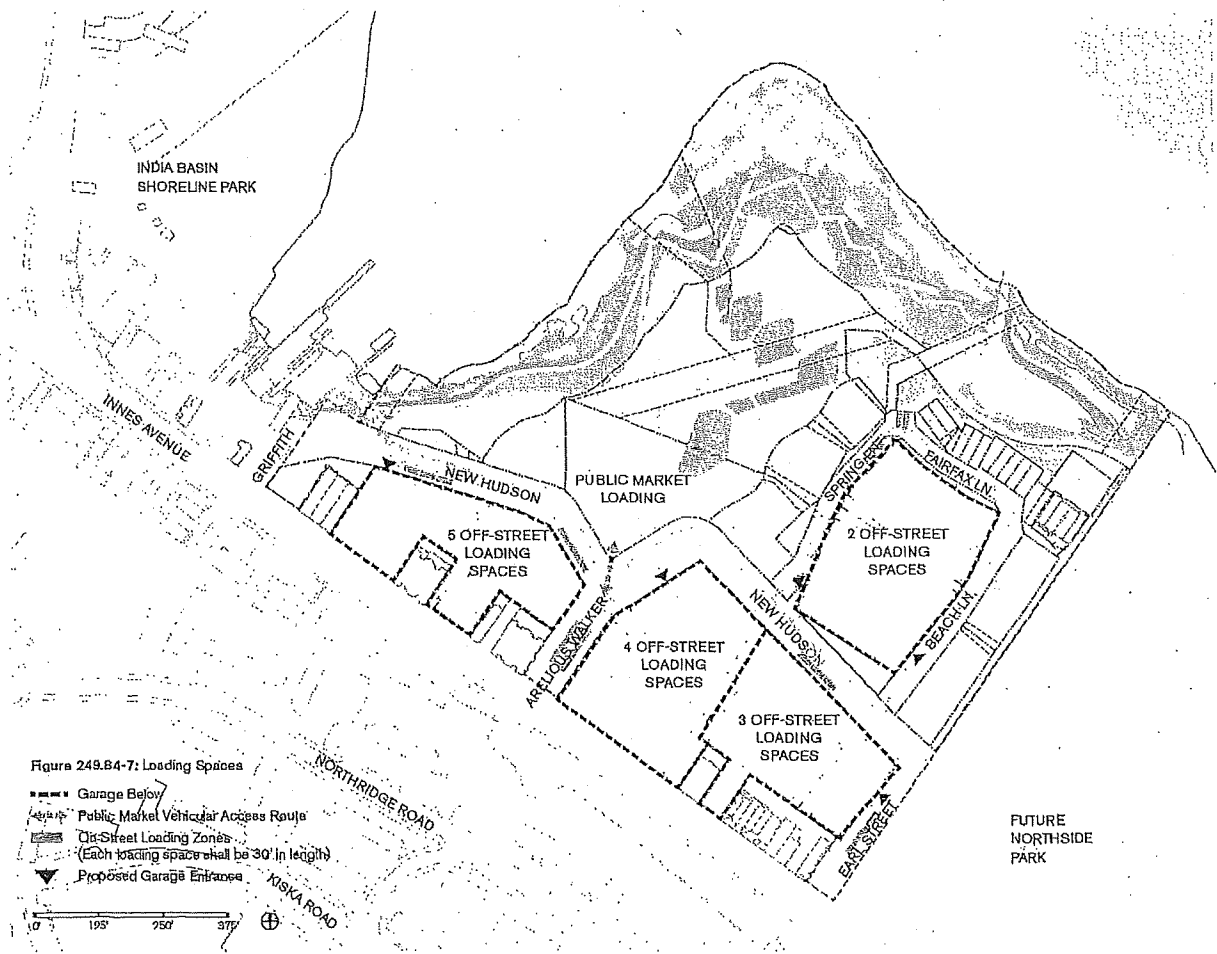
(11) Loading. Off-street loading spaces shall be provided in the following amounts, and as shown in Table 249.84-4: Loading Spaces, and Figure 249.84-7: Loading Spaces, subject to modifications in accordance with Section 4.7 of the DSG.

Table 249.84-4: Loading Spaces

<u>Garage</u>	<u>Loading Spaces</u>
<u>The Cove</u>	<u>5</u>
<u>Hillside</u>	<u>7</u>
<u>Flats</u>	<u>2</u>

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Figure 249.84-7: Loading Spaces



(12) Bicycle Parking. The amount of bicycle parking required shall be governed by the Planning Code, but the location and design of the required bicycle parking shall be governed by the DSG and the transportation plan attached to the Development Agreement.

(13) Showers and Lockers. Showers and lockers shall be provided pursuant to the Planning Code.

(14) Permitted Obstructions. Obstructions shall extend no more than three feet within required setbacks and right-of-ways and no more than four feet within required setbacks greater than one foot, as further described in the DSG.

1 (15) Streetscape Improvements. Implementation of the Rights-of-Way Public Realm
2 Improvements as described in the DSG shall be required pursuant to the Development Agreement.

3 (16) Signage. Notwithstanding the signage controls of Article 6 for business and
4 identifying signs within NC-2 and MUG Districts, the following signage controls shall be applied
5 within the Mixed Use, Residential Mixed-Use, and Multi-Family Residential districts of this SUD, in
6 addition to regulation of signs in the DSG:

7 (A) Freestanding signs are not permitted.

8 (B) Signs shall be placed no higher than 30feet above grade.

9 (C) Identifying signs shall be no larger than 10 square feet.

10 (D) There is no limitation on the area of business signs as long as they meet the
11 controls of the DSG.

12 (E) Projecting signs may project no more than 50% of the sidewalk width and
13 must be oriented perpendicular to the building face.

14 (17) Inclusionary Housing Requirements. For so long as the Development Agreement
15 is in effect with respect to a portion of the Project Site, the affordable housing requirements of the
16 Development Agreement shall govern that portion of the Project Site. Upon expiration or termination
17 of the Development Agreement as applied to a portion of the Project Site, the then-applicable
18 affordable housing requirements of the Planning Code shall apply to that portion of the Project Site,
19 without reference to the date of any earlier environmental review application.

20 (18) Impact Fees. For so long as the Development Agreement remains in effect with
21 respect to a portion of the Project Site, the developer impact fees payable for any Vertical Development
22 on that portion of the Project Site will be determined in accordance with the Development Agreement.
23 Upon expiration or termination of the Development Agreement as applied to a portion of the Project
24 Site, the then-applicable developer impact fees in the Planning Code shall apply to that portion of the
25 Project Site.

1 (i) Modifications to Building Standards and Ground Floor Use Requirements. Modification
2 of the Building Standards and Ground Floor Use Requirements set forth in this SUD and as more
3 specifically set forth in the DSG may be approved on a project-by-project basis according to the
4 procedures set forth below.

5 (1) No Modifications or Variances. No modifications or variances are permitted for
6 maximum height and maximum off-street parking ratios established in this SUD, except as provided in
7 subsection (l)(4). Other Building Standards set forth in this SUD or in the DSG may only be modified
8 as provided in subsections (i)(2) and (i)(3).

9 (2) Minor Modifications. The Planning Director may approve a Minor Modification
10 administratively in accordance with the procedures set forth in subsection (l).

11 (3) Major Modifications. The Planning Commission shall hear any application for a
12 Major Modification in accordance with the procedures set forth in subsection (l).

13 (j) Development Phase Approval. The Planning Department shall approve only those
14 applications for individual building projects that are consistent with a Development Phase Approval.
15 The Development Phase Approval process, as set forth in the Development Agreement, is to ensure that
16 all Horizontal Improvements and Vertical Improvements within a Development Phase are consistent
17 with the Development Agreement and this SUD. The Planning Director shall act on a Development
18 Phase Application within 60 days after submittal of a complete Development Phase Application.

19 (k) Design Review and Approval. To ensure that Vertical Improvements and Privately-Owned
20 Community Improvements meet the DSG and Development Agreement requirements, an Applicant shall
21 submit a design review application and receive approval from the Planning Department, or the
22 Planning Commission if required, before obtaining any permits for the applicable construction. Design
23 review and approval for all RPC Open Spaces shall be performed by the Recreation and Park
24 Department, with Planning Department consultation, subject to the Port's approval for consistency
25 with the Public Trust for any lands that are subject to the Public Trust. Standards and limitations on

1 design review approval are set forth in the Development Agreement and in subsection (l), below.

2 Nothing in this Section 249.84 limits the Charter authority of any City department or commission or the
3 rights of City agencies to review and approve proposed infrastructure as set forth in the Development
4 Agreement.

5 (l) Design Review Applications and Process.

6 (1) Applications. Each design review application shall include the documents and
7 other materials necessary to determine consistency with this SUD and the DSG, including site plans,
8 sections, elevations, renderings, landscape plans, and exterior material samples to illustrate the overall
9 concept design of the proposed buildings. If an Applicant requests a Major or Minor Modification, the
10 application shall describe proposed changes in reasonable detail, including narrative and supporting
11 images, if appropriate, and a statement of the purpose or benefits of the proposed changes.
12 Substitutions should be of equal or superior quality to existing standards.

13 (2) Completeness. Planning Department staff shall review the application for
14 completeness and advise the Applicant in writing of any deficiencies within 30 days of the date of the
15 application.

16 (3) Design Review of Vertical Improvements and Privately-Owned Community
17 Improvements. Upon a determination of completeness, Planning Department staff shall conduct
18 design review and prepare a staff report determining compliance with this SUD and the DSG,
19 including a recommendation regarding any modifications sought. The staff report shall be delivered to
20 the Applicant and any third parties requesting notice in writing, shall be kept on file, and shall be
21 posted on the Department's website for public review, within 60 days of the determination of
22 completeness. If Planning Department staff determines that the design is not compliant with this SUD
23 or the DSG, the Applicant may resubmit the Application, in which case the requirements of this
24 subsection (l) for determination of completeness, staff review and determination of compliance, and
25 delivery, filing, and posting of the staff report, shall apply anew.

1 (4) Off-Street Parking. Design review applications for Vertical Improvements shall
2 include the requested number of off-street parking spaces sought for the Vertical Improvement. It is the
3 intent of this SUD that at full build-out of all parcels in the SUD, the total number of off-street parking
4 spaces within the SUD shall not exceed the applicable maximum parking ratios specified in Table
5 249.84-3. The maximum parking ratios shall not apply to individual Vertical Improvements or parcels,
6 but shall be considered cumulatively for the Vertical Improvements within the SUD as a whole, as set
7 forth in the Development Agreement. Each application shall include both the individual request for off-
8 street parking related to the specific location and the cumulative number of off-street parking spaces
9 previously approved.

10 (5) Approvals and Public Hearings for Vertical Improvements and Privately-Owned
11 Community Improvements.

12 (A) Vertical Improvements Seeking No Modifications, or Minor Modifications.
13 Within 10 days after the delivery and posting of the staff report on the design review application, the
14 Planning Director shall approve or disapprove the design and any Minor Modifications based on its
15 compliance with this SUD, the DSG, and the General Plan. If the Vertical Improvement is consistent
16 with the numeric standards set forth in this SUD and the DSG, the Planning Director's discretion to
17 approve or disapprove the Vertical Improvement shall be limited to the Vertical Improvement's
18 consistency with the non-numeric elements of the DSG and the General Plan. Notwithstanding any
19 other provisions of this SUD, the Planning Director may, at his or her discretion, refer an Application
20 that proposes a Minor Modification to the Planning Commission if the Planning Director determines
21 that the proposed modification does not meet the intent of the DSG standards.

22 (B) Vertical Improvements Seeking Major Modifications. If an application for
23 Vertical Improvements seeks one or more Major Modifications, or if a design review application is
24 otherwise referred to the Planning Commission, the Planning Commission shall calendar the item for a
25 public hearing, subject to any required noticing. The Planning Commission's review shall be limited to

1 the proposed Major Modification or the modifications referred by the Planning Director for failure to
2 meet the DSG standards. The Planning Commission shall consider all comments from the public and
3 the recommendations of the staff report and the Planning Director in making a decision to approve or
4 disapprove the Vertical Improvement design, including the granting of any Major Modifications.

5 (C) Notice of Hearings. In addition to complying with the notice requirements
6 of the Brown Act and the Sunshine Ordinance, notice of Planning Commission hearings required by
7 subsection (l)(5)(B) shall be provided as follows:

8 (i) by mail not less than 10 days prior to the date of the hearing, to the
9 Vertical Improvement applicant, to property owners within 300 feet of the exterior boundaries of the
10 property that is the subject of the application, using for this purpose the names and addresses as shown
11 on the citywide assessment roll in the Office of the Tax Collector, and to any person who has requested
12 such notice; and

13 (ii) by posting on the subject property not less than 10 days prior to the
14 date of the hearing.

15 (m) Change of Use. Each building permit application submitted to the Department of Building
16 Inspection for Vertical Improvements shall be forwarded to the Planning Department. The applicable
17 department shall review the building permit application for consistency with the authorizations granted
18 pursuant to this Section 249.84. No building permit may be issued for any Vertical Improvement or for
19 a permit of Occupancy that would authorize a new use unless the Planning Department determines
20 such permit is consistent with the Standards set forth in the DSG.

21 (n) Discretionary Review. No requests for discretionary review shall be accepted by the
22 Planning Department or heard by the Planning Commission for any Building in the SUD.

1 Section 3. The Planning Code is hereby amended in accordance with Planning Code
 2 Section 106 by revising Sectional Map ZN09, Height Map HT09, and Special Use District Map
 3 SU09 of the Zoning Map, as follows:

4 (a) To change the Zoning Map (ZN09) from M-1 (Light Industrial) to MUG (Mixed-
 5 Use General):

Assessor's Parcels (Blocks/Lot Numbers)	Land Use District Superseded	New Land Use District
4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A, 010B; 010C, 011; 4645/001, 010, 010A, 011, 012, 013	M-1	MUG

13 (b) To change the Zoning Map (ZN09) from M-1 to P (Public):

4646/001; 4629A/010; 4630/002	M-1	P
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16 (c) To change the Zoning Map (ZN09) from NC-2 (Neighborhood Commercial, Small
 17 Scale) to P:

4646/002, 003, 003A, 019	NC-2	P
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21 (d) To change the Zoning Map (ZN09) from M-2 (Heavy Industrial) to P:

4646/002, 003, 003A, 019	NC-2	P
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25 (e) To change the Height and Bulk Map (HT09) from 40-X to 20/160-IB:

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Parcels	Height and Bulk District Superseded	New Height and Bulk District
4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A, 010B; 010C, 011; 4645/ 001, 010, 010A, 011, 012, 013; 4644/004A, 005, 006, 006A, 007, 008, 009; 4645/003A, 004, 006, 007, 007A, 014, 015	40-X	20/160-IB

(f) To change the Height and Bulk Map (HT09) from 40-X to OS:

Parcels	Height and Bulk District Superseded	New Height and Bulk District
4601/001, 002, 003, 003A, 019; 4629A/101; 4630/002; 4596/026; 4597/026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007	40-X	OS

1 (g) To change the Special Use District Map (SD09) by creating the new India Basin
 2 Special Use District and assigning the following parcels to be within the India Basin Special
 3 Use District:

Parcels	Special Use District
4606/100; 4607/025; 4620/001, 002; 4621/016, 018, 100, 101; 4630/005, 100; 4631/001, 002; 4644/001, 010, 010A, 010B; 010C, 011; 4645/001, 010, 010A, 011, 012, 013; 4644/004A, 005, 006, 006A, 007, 008, 009; 4645/003A, 004, 006, 007, 007A, 014, 015; 4596/026; 4597/026; 4606/026; 4607/024; 4621/021; 4630/002, 006, 007	India Basin Special Use District

11 Section 4: The Figures presented in this ordinance (Figures 249.84-1, 249.84-2,
 12 249.84-3, 249.84-4, 249.84-5, 249.84-6, and 249.84-7) have been placed in Board of
 13 Supervisors File No. 180680, and are incorporated herein by this reference.

14
 15 Section 5. Effective and Operative Dates.

16 (a) This ordinance shall become effective 30 days after enactment. Enactment occurs
 17 when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not
 18 sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the
 19 Mayor's veto of the ordinance.

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1 (b) This ordinance shall become operative on its effective date or on the effective date
2 of the Development Agreement for the India Basin Mixed-Use project, enacted by the
3 ordinance in Board of Supervisors File No. 180681, whichever date occurs later; provided,
4 that this ordinance shall not become operative if the ordinance regarding the Development
5 Agreement is not approved.

6
7 APPROVED AS TO FORM:
8 DENNIS J. HERRERA, City Attorney

9 By:


10 ANDREA RUIZ-ESQUIDE
11 Deputy City Attorney

12 n:\legana\as2018\1800706\01306286.docx

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 9/24/2018)

[Planning Code, Zoning Map - India Basin Special Use District]

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

The India Basin Mixed-Use Project (Project) is proposed to be developed on several parcels that are currently designated as Light Industrial (M-1), Heavy Industrial (M-2), Neighborhood Commercial, Small Scale (NC-2) and Public (P), along the India Basin shoreline, in the South-East part of San Francisco.

Amendments to Current Law

This Ordinance adds Section 249.84 to the Planning Code. Section 249.84 establishes the India Basin Special Use District (SUD), located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the southeast part of San Francisco. The purpose of the SUD is to implement the Development Agreement for the India Basin Mixed-Use Project (Project), approved by the Board of Supervisors in the ordinance introduced contemporaneously with this Planning Code amendment. The Project will provide several benefits to the City, such as a significant amount of open space, increased public access, commercial space, extensive infrastructure improvements, and affordable housing, while creating jobs, housing, and a vibrant community.

The SUD establishes development standards for the Project, in conjunction with the Design Standards and Guidelines (DSG) document. The DSG document is adopted by the Planning Commission, and describes standards and guidelines applicable to the SUD in more detail.

The Ordinance lists permitted, non-permitted, temporary, and interim uses on the Project site. It sets forth controls for development at the site, including ground floor and retail controls, building standards, maximum heights, off-street parking, dwelling unit exposure, bicycle parking, open space, streetscape improvements, inclusionary housing, and others. It also includes mechanisms for modifying those standards in the future, on a case-by-case basis, and for reviewing and approving future development phases and horizontal development.

The Ordinance also amends the Zoning Map, to do the following:

- a) change the use of the site from M-1 (Light Industrial) to M-1 to MUG (Mixed-Use General), and from M-1 and NC-2 to P (Public);
- b) change the height and bulk from 40-X to 20/160 X –IB and OS, and
- c) create the SUD in the sectional map.

The Ordinance provides that it shall become operative on its effective date or on the effective date of the Development Agreement for the India Basin Mixed-Use project, whichever date occurs later; provided, that this Ordinance shall not become operative if the ordinance regarding the Development Agreement is not approved.

Background Information

The India Basin Mixed Use Project is located generally along the India Basin shoreline, in the South-East part of San Francisco. The Project involves construction of infrastructure, public open space and other public facilities, new building construction, and rehabilitation of historic resources, resulting in a mix of market-rate and affordable residential uses, office space, commercial uses, research and development uses, and shoreline improvements. The Planning Commission certified and approved a final environmental impact report on the Project under the California Environmental Quality Act (CEQA), adopted findings under the CEQA, including a Mitigation Monitoring and Reporting Plan (MMRP), and recommended the approval this India Basin Special Use District to the Board of Supervisors.

This Ordinance facilitates the orderly development of this site by establishing the SUD to accommodate and regulate Project development. By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the City's General Plan and approval of a Development Agreement.

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SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Appeal of Planning Case No. 2014-002541ENV India Basin Mixed Use Project

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

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DATE: October 10, 2018

TO: Angela Calvillo, Clerk of the Board of Supervisors

FROM: Lisa M. Gibson, Environmental Review Officer – (415) 575-9032
Joy Navarrete, Principal Environmental Planner - (415) 575-9040
Michael Li, Environmental Coordinator - (415) 575-9107
Wade Wietgreffe, Principal Planner – (415) 575-9050

RE: BOS File No. 180841,
Planning Department Case No. 2014-002541ENV –Appeal of the
Certification of the Environmental Impact Report for the India Basin
Mixed Use Project

HEARING DATE: October 16, 2018 (Continued from September 25 and October 2, 2018)

ATTACHMENTS: Attachment A - Memorandum to the Board of Supervisors, *Revisions to air quality mitigation measures for the India Basin Mixed-Use Project, Planning Department Case No. 2014-002541ENV, October 2, 2018.*
Attachment B – Modification to Design Standards and Guidelines

PROJECT SPONSOR: BUILD
San Francisco Recreation and Park Department
Supervisor Cohen (legislative sponsor)

APPELLANT: Mikhail Brodsky on behalf of Archimedes Banya SF and 748 Innes Ave. HOA
Bradley Angel on behalf of Greenaction for Health & Environmental Justice

INTRODUCTION:

Summary of Key Events at October 2, 2018 Board Hearing on India Basin EIR Appeal

On October 2, 2018, the Board of Supervisors (the "Board") conducted an appeal hearing regarding the Planning Commission's ("Commission's") certification of the Environmental Impact Report ("EIR") for the India Basin Mixed-Use Project ("proposed project") under the California Environmental Quality Act. On the day of the hearing, a staff member of the Bay Area Air Quality Management District ("Air District") informed Planning Department ("Department") staff that Air District staff would attend the

hearing to present oral comments including recommendations for additional air quality mitigation measures that could be considered for the proposed project.

In response, in the hours before the hearing, Department staff prepared a memorandum that described how the construction air quality mitigation measures in the EIR could be revised to reflect the Air District's recommendation that diesel-powered equipment be fueled with renewable diesel fuel (see Attachment A). Planning staff distributed that memorandum, dated October 2, 2018, to the Board at the hearing, where it was also presented to the appellants. The Board conducted the hearing and closed public comment, continuing the hearing to October 16, 2018 to allow for the public and the Board to consider the information presented at the hearing and to take further public testimony on the air quality analysis and the potential mitigation relating to air quality.

Purpose of This Memorandum

The purpose of this memorandum is to: 1) provide greater context for the Air District's comments; 2) clarify the intent of the Department's October 2, 2018 memorandum; 3) describe how the Board may elect to incorporate the Air District's recommended language as part of its consideration of whether to approve the proposed project, and how taking such action would not affect the adequacy of the EIR or require recirculation; and 4) justify why the air quality analysis in the EIR, as certified by the Commission, complies with the requirements of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code. As indicated below, the comments raised by the Air District do not indicate the possibility of any new significant impact or increase in the severity of an impact, or the existence of a feasible mitigation measure considerably different from others previously analyzed that would lessen the proposed project's impacts, but that the project sponsor declines to adopt. Therefore, the Department recommends that the Board uphold the EIR, and then consider proposed revisions to the mitigation measures as part of the project approvals to further reduce the significant air quality impacts. The proposed minor revisions to the existing mitigation measures, if supported by the Board, would not require recirculation of the EIR under CEQA.

PROJECT DESCRIPTION:

Department staff previously submitted appeal response memoranda on September 17, 2018 ("Original Appeal Response") and on September 21, 2018 ("Supplemental Appeal Response"), addressing concerns raised in two appeal letters.¹ Please refer to the Department's Original Appeal Response, dated September 17, 2018, for a description of the Project.

¹ [San Francisco Board of Supervisors File No. 180841](#).

CEQA REQUIREMENTS:

As it relates to EIR certification, CEQA Guidelines section 15090(a) state that:

Prior to approving a project the lead agency shall certify that:

- (1) The final EIR has been completed in compliance with CEQA.
- (2) The final EIR was presented to the decision-making body of the lead agency, and that the decision-making body reviewed and considered the information contained in the final EIR prior to approving the project; and
- (3) The final EIR reflects the lead agency's independent judgment and analysis.

As it relates to EIR recirculation, CEQA Guidelines section 15088.5(a) states that:

a lead agency is required to recirculate an EIR when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review but before certification. As used in this section, the term "information" can include changes in the project or environmental setting as well as additional data or other information. New information added to an EIR is not "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement. "Significant new information" requiring recirculation include, for example, a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. [Citation omitted.]

Given the purpose of this memo, criteria 2 and 4 are not relevant and are not discussed further.

PLANNING DEPARTMENT AND AIR DISTRICT COORDINATION

Planning Department Notification to Air District during Environmental Review Process for Proposed Project

Consistent with standard practice for EIRs, the Department solicited comments from the Air District on two occasions during the environmental review process for the India Basin EIR. The Department first requested comment from the Air District by mailing a Notice of Availability of the EIR Notice of Preparation (comment period of June 1 to July 1, 2016). Next, the Department sent the Air District the Notice of Availability of the Draft EIR (comment period of September 13 to October 30, 2017). In addition, the Department sent these documents to the State Clearinghouse, which coordinates the state-level review of environmental documents. The Air District did not comment on the project during either of these EIR comment periods or at any time before certification of the EIR.

Air District Comments Subsequent to EIR Certification

As noted above, on October 2, 2018, Air District staff indicated for the first time that they planned to attend the Board hearing and make recommendations, modifications, and additions to the proposed mitigation measures relating to air quality.² Following this initial contact by Air District staff, and in response to the recommendations that were communicated to Department staff by telephone in the hours before the hearing, Department staff promptly prepared a memorandum describing minor revisions to two air quality mitigation measures for consideration by the Board at the hearing on the CEQA appeal. The minor revisions would require the use of renewable diesel for all diesel-powered equipment under the control of the property owner and used during construction and operation (see Attachment A.) At the hearing, Department staff indicated that these minor revisions did not speak to the adequacy of the EIR or revise the EIR in any way. Certain adverse unavoidable air quality impacts would occur with or without these revisions. As a result, if the Board denies the CEQA appeal, it would need to make a statement of overriding considerations as part of any project approval action. In short, if the CEQA appeal is denied, the Board may wish to consider whether to make the minor revisions as part of the project approval actions. Department staff also noted that the project sponsor has agreed to the proposed revisions.³

² Air District staff contacted the Department at 4 pm on October 1, 2018—the day before the Board appeal hearing – to provide a heads up that they would have comments on the EIR, but they did not provide any specifics details about the nature of their comments.

³ To the extent the October 2, 2018 memorandum to the Board suggested that the revisions to mitigation measures M-AQ-1a and M-AQ 1e would be made by revising the DEIR, that was incorrect. Under Chapter 31, when an EIR is appealed, the Board may affirm or reverse the EIR by a majority vote. (See Admin. Code, Section 31.16(b)(8).) If the Board finds the EIR was adequate, accurate and objective, reflecting the independent judgment and analysis of the City, and completed in compliance with CEQA, it can affirm certification of the EIR. Under Chapter 31, the Board cannot revise the EIR. However, the Board can revise the mitigation measures at the time of project approval actions, under Pub. Resources Code Section 21081 and CEQA Guidelines Section 15091 (CEQA Findings).

AIR QUALITY ANALYSIS IN THE EIR:

Consistent with standard practice, the Department relied upon Air District guidance for the India Basin EIR, except that the Department used more health protective thresholds of significance for local air pollution. Based on modeling, including a health risk analysis, the EIR identified significant regional criteria air pollutant and local substantial pollutant concentration impacts. The Department identified six mitigation measures to reduce impacts. However, given the magnitude of some impacts and the uncertainty of full implementation of some of the mitigation measures, the Department identified the impacts would be significant and unavoidable with mitigation.

AIR DISTRICT STAFF COMMENTS ON INDIA BASIN EIR:

On October 2, 2018, the day of the appeal hearing, Air District staff telephoned Department staff and indicated their general support of infill, mixed use development. In addition, Air District staff recommended refinements of mitigation measures to further reduce the project's significant and unavoidable impact related to fine particulate matter, referred to in the EIR as PM_{2.5}. Since 2010, the Air District provided comment letters to the Department in connection with seven projects subject to CEQA.⁴ With the exception of referencing biodiesel on one project and in their guidance document, the Air District has never made the recommendation listed below in connection with any prior project in the City nor does the Air District include these recommendations in their current Air Quality Guidelines.

Air District staff stated those recommendations as follows:

For Construction:

- (1) if use of Tier 4 off-road engines is not available, use bio or renewable diesel with lower tiered engines,
- (2) investigate the availability of Tier 4 pile drivers and cranes for shoreline work, and
- (3) review changes recently made to the Air District's Regulation 6 regarding construction mitigation measures and confirm that the project has incorporated all feasible construction mitigations.

For Operations:

- (1) investigate the availability of hybrid or alternative fueled delivery trucks and electrification of loading docks, and
- (2) continue to investigate ways to reduce exposure to toxic air pollutants in existing buildings, such as through measures like the Central SoMa improvement strategy to explore a retrofit funding program for existing buildings.

Air District staff did not raise concerns regarding the adequacy of the EIR's air quality analysis and did not identify any new significant air quality impacts not already disclosed in the EIR. The Department's responses to each suggestion are provided below.

⁴ Refer to <http://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-comment-letters> for those letters.

PLANNING DEPARTMENT RESPONSE TO AIR DISTRICT COMMENTS:

Department staff, with assistance from the proposed project's air quality consultants and the project sponsor, have evaluated all the above recommendations and determined that, aside from the two exceptions mentioned below in Planning responses 1 and 4, the recommendations are either: 1) already included in the proposed project, 2) already included in the mitigation measures, 3) already included through existing regulatory requirements, 4) infeasible, and/or 5) the Department will continue to work with the Air District on such strategies. The following provides a discussion of each of the recommended measures.

Air District Recommendation 1: For construction, if use of Tier 4 engines is not available, use bio or renewable diesel

Planning Response 1: The Board could incorporate this recommendation into Mitigation Measures M-AQ-1a and M-AQ-1e as part of its consideration of whether to approve the project.

Existing Mitigation Measure M-AQ-1a: Minimize Off-Road Construction Equipment Emissions ("off-road equipment measure") requires all off-road equipment that cannot be electrically powered to comply with Tier 4 final emissions standards, which are the most stringent emissions standards in the country. Although Tier 4 equipment is becoming more available, the demand for such equipment is also increasing. Past project sponsors have expressed concerns that the availability of Tier 4 equipment continues to be limited. Recognizing this, Mitigation Measure M-AQ-1a requires the sponsor to comply with the next cleanest available piece of equipment when Tier 4 equipment is not available.

Air District staff recommended use of biodiesel, Department staff does not recommend biodiesel for this project because biodiesel may increase the significant and unavoidable oxides of nitrogen emissions. The Air Board's evaluation of biodiesel concludes that biodiesel fuel results in a reduction in particulate matter, but also increases oxides of nitrogen emissions.⁵ Because use of biodiesel may actually result in increases in oxides of nitrogen emissions, which are significant and unavoidable for the proposed project, and because renewable diesel would result in a reduction in both particulate matter and oxides of nitrogen, Department staff does not recommend use of biodiesel.

Air District staff also recommended use of renewable diesel. Notwithstanding the existing requirements of the off-road equipment measure, the Board could consider amending Mitigation Measure M-AQ-1a and Mitigation Measure M-AQ-1e to require that all diesel engines be fueled with renewable diesel, while allowing for exceptions. In response to concerns about the availability of renewable diesel raised at the October 2, 2018 Board hearing, Department staff conducted the following additional analysis to assess the feasibility of requiring that all diesel engines be fueled with renewable diesel. Renewable diesel fuel is fuel derived from non-petroleum renewable resources, which can include plant-based sources, or recycled fats and oils. Renewable diesel has the potential to reduce particulate matter emissions by about 30 percent and oxides of nitrogen (NOx) emissions by 10 percent,⁶ compared to petroleum diesel. Renewable diesel's combustion quality results in similar or better vehicle performance compared to

⁵ California Environmental Protection Agency, *Staff Report: Multimedia Evaluation of Biodeisel*, May 2015. This document is available at: https://ww2.arb.ca.gov/sites/default/files/2018-08/Biodiesel_Multimedia_Evaluation_5-21-15.pdf. Accessed October 3, 2018.

⁶ California Environmental Protection Agency, 2015, *Staff Report: Multimedia Evaluation of Renewable Diesel*, Available at: https://www.arb.ca.gov/fuels/diesel/altdiesel/20150521RD_StaffReport.pdf. Accessed: October 3, 2018.

conventional diesel and can be used in diesel vehicles without any engine modifications.⁷ Between 2011 and 2016, renewable diesel use in California has increased from less than 2 million to more than 250 million gallons per year.⁸

There are no retail locations for renewable diesel in San Francisco, and only one retailer, Propel Fuels, sells such diesel in the Bay Area, sold as diesel HPR. There are seven Propel Fuels locations within the Bay Area, which includes three locations in San Jose, and locations in Redwood City, Fremont, Oakland and Berkeley. Outside the Bay Area, there are 11 Propel Fuels stations in the greater Sacramento area.⁹ The Propel Fuel stations are part of other retail gas stations and are open 24 hours a day, 365 days a year. As of October 3, 2018, the average monthly price per gallon of standard diesel¹⁰ and the current daily price of diesel HPR¹¹ were similar.

The project sponsor has indicated a willingness to agree to the minor revisions to Mitigation Measure M-AQ-1a and Mitigation Measure M-AQ-1e, which are detailed in Attachment A. Given there is only one retailer in the Bay Area, Propel Fuels, there could be unforeseen constraints that prohibit use of renewable diesel such as supply or production constraints, particularly as it relates to on-road haul trucks.¹² Therefore, taking all the considerations above, Department staff believes that use of renewable diesel is feasible, but the measure should include exceptions to this requirement.

Should the Board choose to incorporate these revisions as part of project approvals, mitigation measures M-AQ-1a and M-AQ-1e would not be considerably different from those previously analyzed, the project sponsor agrees to adopt it and the minor revisions would not result in a new significant impact. Further, because the project sponsor is willing to implement the revised mitigation measures, the revisions do not meet the requirements for recirculation under CEQA Guidelines section 15088.5.

⁷ U.S. Department of Energy, 2017, *Biodiesel Basics*, Available at:

https://www.afdc.energy.gov/uploads/publication/biodiesel_basics.pdf, Accessed: October 3, 2018.

⁸ California Air Resources Board, 2018, *Public Hearing to Consider Proposed Amendments to the low Carbon Fuel Standard Regulation and to the Regulation on Commercialization of Alternative Diesel Fuels*, Staff Report: Initial Statement of Reasons, Available at: <https://www.arb.ca.gov/regact/2018/lcfs18/isor.pdf>, Accessed: October 3, 2018.

⁹ Propel Fuels Locations, Available at: <https://propelfuels.com/locations>, Accessed: October 3, 2018.

¹⁰ U.S. Energy Information Administration, *California No. 2 Diesel Retail Prices, Dollars per Gallon*, Available: https://www.eia.gov/dnav/pet/hist/LeafHandler.ashx?n=PET&s=EMD_EPD2D_PTE_SCA_DPG&f=M, Accessed: October 3, 2018. Average September price: \$3.97 per gallon.

¹¹ Propel Fuels iPhone Application, Diesel HPR Prices. Accessed: October 3, 2018. Price on October 3, 2018: \$3.99 per gallon.

¹² Based on communications with the San Francisco Public Utilities Commission staff, using renewable diesel for on-road haul trucks (as specified in the minimize on-road construction equipment emissions mitigation measures) is more challenging than using it for off-road equipment (as specified in the off-road equipment measure). For example, renewable diesel refueling vendors can come to a construction site to refuel off-road equipment. On-road trucks travel throughout the region and state. A truck driver may not encounter a renewable diesel refueling station along their shortest path of travel between their origin and destination or they may not require refueling their tank prior to coming to the construction site.

Air District Recommendation 2: For construction, investigate the availability of Tier 4 pile drivers and cranes for shoreline work.

Planning Response 2: This measure is already required as part of Mitigation Measure M-AQ-1a.

Mitigation measure M-AQ-1a in the India Basin EIR requires all off-road equipment that cannot be electrically powered to comply with Tier 4 final emissions standards. This requirement is applicable to pile drivers and cranes and is therefore already included in the EIR.

Air District Recommendation 3: For construction, review changes recently made to the Air District's Regulation 6 regarding construction mitigation measures and confirm that the project has incorporated all feasible construction mitigations.

Planning Response 3: This measure is already required as part of existing regulatory requirements to which the proposed project would be subject.

Regulation 6, adopted by the Air District in August 2018 relates to particulate matter. Regulation 6 includes rules 1 through 6 that are related to specific types of uses (commercial cooking equipment, wood burning devices, metal recycling and shredding operation, emissions from refineries, and road dust). Should the occupants of the commercial and retail businesses include commercial cooking or wood burning devices (such as wood-fired ovens), those uses would be required to comply with Regulation 6. Regulation 6, Rule 6 limits particulate matter in the form of fugitive dust from large construction sites greater than 1 acre. The proposed project's construction activities would be required to comply with this regulation in addition to the City's Construction Dust Control Ordinance.

Regulation 6 is focused primarily on enforcement and determination of a violation of particulate matter for facilities or operations subject to the regulation. Regulation 6, Rule 6 does not identify specific measures that are required to be implemented to reduce fugitive dust. In contrast, the Dust Control Ordinance is focused on having the best available control technologies on the proposed project site prior to any earth disturbing work. The Draft EIR discusses the requirements of the construction dust control ordinance beginning on page 3.7-45. The proposed project is required to have a dust control plan approved by the Department of Public Health. Public Health will review the dust control plan to ensure that sufficient measures are included to reduce visible dust during construction of the proposed project. Draft EIR page 3.7-45 lists the minimum requirements of the dust control plan. To make sure the Plan reduces dust as intended, Public Health will require particulate dust monitors during construction to record particulate levels. Public Health will respond to concerns regarding compliance with the construction dust control ordinance and, if necessary, Public Health will coordinate with the Department of Building Inspection to issue violations. Compliance with the City's Construction Dust Control Ordinance is based on visual observations of whether airborne dust on the site crosses the property line.

Air District Recommendation 4: For operation, investigate the availability of hybrid or alternative fueled delivery trucks and electrification of loading docks

Planning Response 4: Control of future third-party delivery services is not considered feasible, and the project sponsor will incorporate electrification of loading docks or an equivalent technology for the grocery store as part of the proposed project.

As a mostly residential project, the project would not generate a substantial number of delivery truck trips. The proposed project is estimated to generate approximately 231 daily truck trips. During the years 2020 through 2022, the analysis assumes construction-related and operational emissions would overlap. The analysis estimates emissions to be the greatest in 2020 for oxides of nitrogen and in 2021 for PM_{2.5}. In 2020, the proposed project would generate approximately 141.4 pounds per day of oxides of nitrogen, and, in 2021, the proposed project would generate approximately 10.9 pounds per day of PM_{2.5}. Of this amount, the analysis estimates approximately 3.3 and 0.6 of oxides of nitrogen and PM_{2.5} pounds per day, respectively, from those daily truck trips.

The City has no authority to regulate vehicular emissions; vehicle emissions are regulated at the state and federal level. In addition, while the EIR estimates the number of daily truck trips, the company or source of future deliveries at the project site cannot be known or regulated. Future commercial and residential tenants of the project site would dictate the types and source of products to the project site, which the project sponsor and the City would not have the ability to control. Therefore, the Department did not investigate the availability of hybrid or alternative fueled delivery trucks further as this recommendation is considered infeasible.

While overall emissions from daily delivery trucks would be small, emissions from transportation refrigeration units would be even smaller.¹³ Despite this, the project sponsor has agreed to incorporate electrification of loading docks or an equivalent technology for the grocery store as part of the design standards and guidelines (refer to Attachment B).

Air District Recommendation 5: Continue to investigate ways to reduce exposure to toxic air pollutants in existing buildings, such as measures to explore a retrofit funding program for existing buildings.

Planning Response 5: Although retrofitting of existing buildings is currently considered infeasible, the Department will continue to work with the community and the Air District on this and other toxic air pollutant reduction strategies.

The project site is almost entirely undeveloped. On the 700 Innes property, there are no existing buildings or structures except for a single house that the project sponsor intends to relocate and another structure that the project would demolish. On the 900 Innes site, which the City owns, no residences or sensitive receptors exist. The Planning and Public Health departments, in coordination with the Air District, are developing a comprehensive citywide plan to protect human health from the negative effects of air pollution in a Community Risk Reduction Plan. One of the goals of this plan is to reduce exposure to harmful air pollutants. The Plan would establish the policy foundation to explore mechanisms to fund the retrofit of existing buildings or provide air filtration devices. However, there are many challenges to retrofitting existing buildings: some buildings would require substantial upgrades to their heating and

¹³ Based on modeling of the effectiveness of this type of measure for Potrero Power Station Mixed-Use Development Project, as shown in that project's draft EIR.

ventilation systems; buildings may need to be appropriately weatherized to ensure that outdoor air intrusion is limited; and existing buildings may face other environmental conditions that need to be abated, such as mold or lead paint removal.¹⁴ As of October 2017, no occupied residential buildings in San Francisco have been fully retrofitted to comply with the article 38 air filtration requirement.¹⁵

In summary, the Planning and Public Health departments, with Air District coordination, are exploring various ways to provide air filtration devices to existing buildings through the Community Risk Reduction Plan, including those buildings in locations within health vulnerable zip codes, like the India Basin area and other areas of the city with potential existing and future sources of pollution (e.g., Central SoMa). The Department welcomes additional opportunities to collaborate with the Air District on ways to reduce exposure to air pollutants.

PLANNING DEPARTMENT COORDINATION WITH AIR DISTRICT TO REDUCE THE ADVERSE EFFECTS OF DEVELOPMENT ON AIR QUALITY:

At the October 2, 2018 Board hearing, members of the Board raised questions about the level of coordination between the Department and the Air District regarding environmental review and air quality policy. The Department would like to assure the Board that the Department and the Air District routinely coordinate on environment review of projects, as well as a variety of initiatives aimed at reducing the adverse effects of development on air quality. As a representative of the Air District noted at the October 2, 2018 hearing, the Air District did receive notice from the Department regarding the India Basin EIR, and their lack of comment was not due to a failure to coordinate. The following is a summary of collaborative efforts between these parties.

Environmental Review

When analyzing air quality impacts under CEQA, the Department relies on Air District guidance and resources. In some cases, the Department modifies Air District approaches for analyzing impacts to achieve the most health protective results. In those cases, the Department consults with the Air District regarding such modifications and seeks concurrence. For example, as it relates to localized air pollution, the Department uses more health protective thresholds of significance for determining project contributions to impacts than the Air District. The Department uses these thresholds in locations where existing air quality is poor or where a high percentage of residents are health vulnerable, such as in the India Basin zip code. The Air District supports the Department's use of more health protective thresholds.

In instances where project characteristics warrant a health risk analysis that is different than a typical, mixed use project, the Department consults with the Air District regarding methodologies, impacts, and mitigation measures outside the formal consultation process (e.g., data centers, San Francisco Public Utilities Commission Biosolids Digesters Facilities Project, and computational fluid dynamic modeling conducted for the 429 Beale street project).

¹⁴ Jonathan Piakis, "Re: Central SoMa AQ Mitigation Measures," Email message to Elizabeth White (SF Planning Department), October 20, 2017.

¹⁵ Timothy Nagata, "Central SoMa – Another request for DBI assistance from Planning Dept," Email message to Elizabeth White (SF Planning Department), November 9, 2017.

Policy Initiatives

The Air District and the Department routinely coordinate on a variety of initiatives aimed at reducing the adverse effect of development on air quality. The public health benefits of these efforts extend to communities in the India Basin project vicinity. Examples include policy development such as enhanced ventilation requirements in new development (article 38 of the health code), the clean construction ordinance (chapter 25 of the environment code, requiring public projects to reduce emissions at construction sites), the transportation demand management program (section 169 of the planning code, to reduce vehicle miles traveled generated by new development projects), and greenhouse gas reduction strategy. For these policies, Air District staff came to hearings or wrote a letter to indicate support of such policies. The Air District is currently providing technical air quality modeling support to the Department in the development of a Community Risk Reduction Plan, which is a comprehensive citywide plan to protect human health from the negative effects of air pollution within San Francisco. Further, the Air District recommends such measures for other communities in their own guidance documents.¹⁶

CONCLUSION:

The Department reviewed the recommendations of the Air District in the context of the overall air quality analysis included in the EIR. The Department maintains that the EIR's air quality analysis meets the requirements of CEQA. It is accurate, thorough and complete, and studies all potential air quality impacts resulting from construction and operation of the proposed project. The EIR imposes all feasible mitigation measures to alleviate those impacts. For those reasons, the Department respectfully requests that the Board reject the appeals and uphold certification of the EIR.

The Board may wish to consider, in its project approval actions, specifically in the CEQA Findings and adoption of the MMRP, incorporating additional recommendations from Air District staff, resulting in minor revisions to existing mitigation measures and design standards and guidelines as part of the project approval documents. All other recommendations are either 1) already included in the proposed project, 2) already included in the mitigation measures, 3) already included through existing regulatory requirements, 4) are infeasible, and/or 5) the Department will continue to work with the Air District on such strategies.

Following review of the comments submitted by the Air District, the Department has determined that the comments, which relate to an impact that was identified in the EIR, do not constitute new information that has deprived the public of a meaningful opportunity to comment upon a substantial environmental effect of the project; they do not raise any new significant impacts, nor a substantial increase the severity of already identified impacts; nor do they raise a feasible way to mitigate or avoid such an effect that the project's proponents have declined to implement. As a result, the Air District's comments do not require that the EIR be recirculated pursuant to CEQA Guidelines section 15088.5.

¹⁶ Example is Bay Area Air Quality Management District, Planning Healthy Places, A Guidebook for Addressing Local Sources of Air Pollutants in Community Plan, May 2016, http://www.baaqmd.gov/~media/files/planning-and-research/planning-healthy-places/php_may20_2016-pdf.pdf?la=en.

ATTACHMENT A



SAN FRANCISCO PLANNING DEPARTMENT

DATE: October 2, 2018
TO: San Francisco Board of Supervisors
FROM: Michael Li, Environmental Planning
Joy Navarrete, Environmental Planning
Jessica Range, Environmental Planning
RE: Revisions to air quality mitigation measures for the India Basin Mixed-Use Project, Planning Department Case No. 2014-002541ENV

1650 Mission St.
Suite 400
San Francisco, CA 94103-2479

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

In response to comments regarding the use of renewable diesel for the India Basin Mixed-Use Project, the following revisions are made to Mitigation Measures M-AQ-1a: Minimize Off-Road Construction Equipment Emissions and Mitigation Measure Mitigation Measure M-AQ-1e: Implement Best Available Control Technology for Operational Diesel Generators to require deisel powered equipment to use renewable deisel to the extent feasible. Use of renewable diesel would further reduce the significant and unavoidable nitrogen oxide emissions and PM_{2.5} emissions during construction and operation, but not to less than significant levels. Renewable diesel R100 has the potential to reduce particulate matter emissions by about 30 percent and NOx emissions by 10 percent.¹ Revisions to the below mitigation measures do not require recirculation of the EIR in accordance with CEQA Guidelines section 15088.5.

The following revision is made to Mitigation Measure M-AQ-1a in Table S-2 beginning on Draft EIR page S-29 and on Draft EIR page 3.7-39. New text is shown in double underline; deleted text is shown in ~~strikethrough~~:

Mitigation Measure M-AQ-1a: Minimize Off-Road Construction Equipment Emissions

The project sponsors shall comply with the following requirements:

- A. Construction Emissions Minimization Plan.** *Before a construction permit is issued for each project phase or property, as applicable, the project sponsors shall submit construction emissions minimization plans to the Environmental Review Officer (ERO) or the ERO's designated representative for review and approval. The construction emissions minimization plans shall detail compliance with the following requirements:*

¹ California Environmental Protection Agency, *Staff Report: Multimedia Evaluation of Renewable Diesel*, May 2015. This document is available at:
http://www.arb.ca.gov/fuels/multimedia/meetings/RenewableDieselStaffReport_Nov2013.pdf.

- (1) All off-road equipment greater than 25 hp and operating for more than 20 total hours over the entire duration of construction activities shall meet the following requirements:
- a) Where access to alternative sources of power is reasonably available, portable diesel engines shall be prohibited.
 - b) Where portable diesel engines are required because alternative sources of power are not reasonably available, all off-road equipment shall have engines that meet either EPA or ARB Tier 4 Final off-road emission standards. If engines that comply with Tier 4 Final off-road emission standards are not commercially available, then the project sponsor shall provide the next cleanest piece of off-road equipment as provided by the step-down schedules in Table M-AQ-1a-1.
 - i. For purposes of this mitigation measure, “commercially available” shall mean the availability of Tier 4 Final engines taking into consideration factors such as (i) critical-path timing of construction; (ii) geographic proximity to the project site of equipment; and (iii) geographic proximity of access to off-haul deposit sites.
 - ii. The project sponsor shall maintain records concerning its efforts to comply with this requirement.
 - c) All diesel powered engines subject to this mitigation measure and mitigation measures M-AQ-1b and M-AQ-1c shall be fueled with renewable diesel (at least 99 percent renewable diesel or R99). Exceptions to this requirement may be granted if the project sponsor has submitted information providing evidence to the satisfaction of the ERO that renewable diesel is not feasible for a particular piece of equipment or not commercially available in the SFBAAB. With respect to renewable diesel, “commercially available” shall mean the availability taking into consideration factors such as: (i) critical path timing of construction, (ii) geographic proximity of fuel source to the project site; and (iii) cost of renewable diesel is within 10 percent of Low Sulfur Diesel #2 market price.

**TABLE M-AQ-1a-1
 OFF-ROAD EQUIPMENT COMPLIANCE STEP-DOWN SCHEDULE**

Compliance Alternative	Engine Emissions Standard	Emissions Control
1	Tier 4 Interim	N/A
2	Tier 3	ARB Level 3 VDECS
3	Tier 2	ARB Level 3 VDECS

How to use the table: If the requirements of (A)(1)(b) cannot be met, then the project sponsor would need to meet Compliance Alternative 1. Should the project sponsor not be able to supply off-road equipment meeting Compliance Alternative 1, then Compliance Alternative 2 would need to be met. Should the

India Basin Mixed-Use Project
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project sponsor not be able to supply off-road equipment meeting Compliance Alternative 2, then Compliance Alternative 3 would need to be met, etc.

- (2) The project sponsor shall require in its construction contracts that the idling time for off-road and on-road equipment be limited to no more than 2 minutes, except as provided in exceptions to the applicable State regulations regarding idling for off-road and on-road equipment. Legible and visible signs shall be posted in multiple languages (English, Spanish, and Chinese) in designated queuing areas and at the construction site to remind operators of the 2-minute idling limit.*
 - (3) The project sponsor shall require that construction operators properly maintain and tune equipment in accordance with manufacturer specifications.*
 - (4) The construction emissions minimization plan shall include estimates of the construction timeline by phase with a description of each piece of off-road equipment required for every construction phase. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, engine serial number, and expected fuel usage and hours of operation. For VDECS installed: technology type, serial number, make, model, manufacturer, ARB verification number level, and installation date and hour meter reading on installation date. For off-road equipment using alternative fuels, reporting shall indicate the type of alternative fuel being used.*
 - (5) The project sponsor shall keep the construction emissions minimization plan available for public review on-site during working hours. The project sponsor shall post at the perimeter of the project site a legible and visible sign summarizing the requirements of the plan. The sign shall also state that the public may ask to inspect the construction emissions minimization plan at any time during working hours, and shall explain how to request inspection of the plan. Signs shall be posted on all sides of the construction site that face a public right-of-way. The project sponsor shall provide copies of the construction emissions minimization plan to members of the public as requested.*
- B. Reporting.** *Quarterly reports shall be submitted to the ERO or the ERO's designated representative indicating the construction phase and off-road equipment information used during each phase, including the information required in A(4).*
- (1) Within 6 months of the completion of construction activities, the project sponsor shall submit to the ERO or the ERO's designated representative a final report summarizing construction activities. The final report shall indicate the start and*

end dates and duration of each construction phase. For each phase, the report shall include detailed information required in A(4).

- C. Certification Statement and On-site Requirements.** *Before the start of construction activities, the project sponsor must certify that it is in compliance with the construction emissions minimization plan, and that all applicable requirements of the plan have been incorporated into contract specifications.*

The following revision is made to Mitigation Measure M-AQ-1e Table S-2 on Draft EIR page S-34 and on Draft EIR page beginning on page 3.7-50. New text is shown in double underline; deleted text is shown in ~~striketrough~~:

Mitigation Measure M-AQ-1e: Implement Best Available Control Technology for Operational Diesel Generators

To reduce operational NO_x and PM emissions under the proposed project or variant, the project sponsors, as applicable, shall require in applicable contracts that the operational backup diesel generators:

- (1) comply with ARB Airborne Toxic Control Measure emissions standards for model year 2008 or newer engines; and*
- (2) meet or exceed one of the following emission standards for particulate matter:
(A) Tier 4 final certified engine or (B) Tier 4 interim or Tier 3 certified engine that is equipped with an ARB Level 3 VDECS. A nonverified diesel emissions control strategy may be used if the filter has the same PM reduction as the identical ARB-verified model and BAAQMD approves of its use; and*
- (3) be fueled with renewable diesel, R99, if commercially available. "Commercially available" shall mean the availability taking into consideration factors such as: (i) critical path timing of construction, (ii) geographic proximity of fuel source to the project site; and (iii) cost of renewable diesel is within 10 percent of Low Sulfur Diesel #2 market price.*

The project sponsors, as applicable, shall submit documentation of compliance with the BAAQMD NSR permitting process (Regulation 2, Rule 2, and Regulation 2, Rule 5) and the emissions standard requirement of this measure to the Planning Department for review and approval before a permit for a backup diesel generator is issued by any City agency.

Once operational, all diesel backup generators shall be maintained in good working order for the life of the equipment and any future replacement of the diesel backup generators shall be required to be consistent with these emissions specifications. The

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operator of the facility at which the generator is located shall maintain records of the testing schedule for each diesel backup generator for the life of that diesel backup generator. The facility operator shall provide this information for review to the Planning Department within 3 months of a request for such information.

ATTACHMENT B

Modification to the India Basin Design Standards and Guidelines

The India Basin Design Standards and Guidelines (DSG) Section 3.3.2 “Site-Wide Greenhouse Gas Emissions” will be updated at page 218 to add the following:

“3.3.2.5 *Electrified Loading Docks For Grocery Store* Incorporate electrification of loading docks or equivalent technology for the grocery store.”

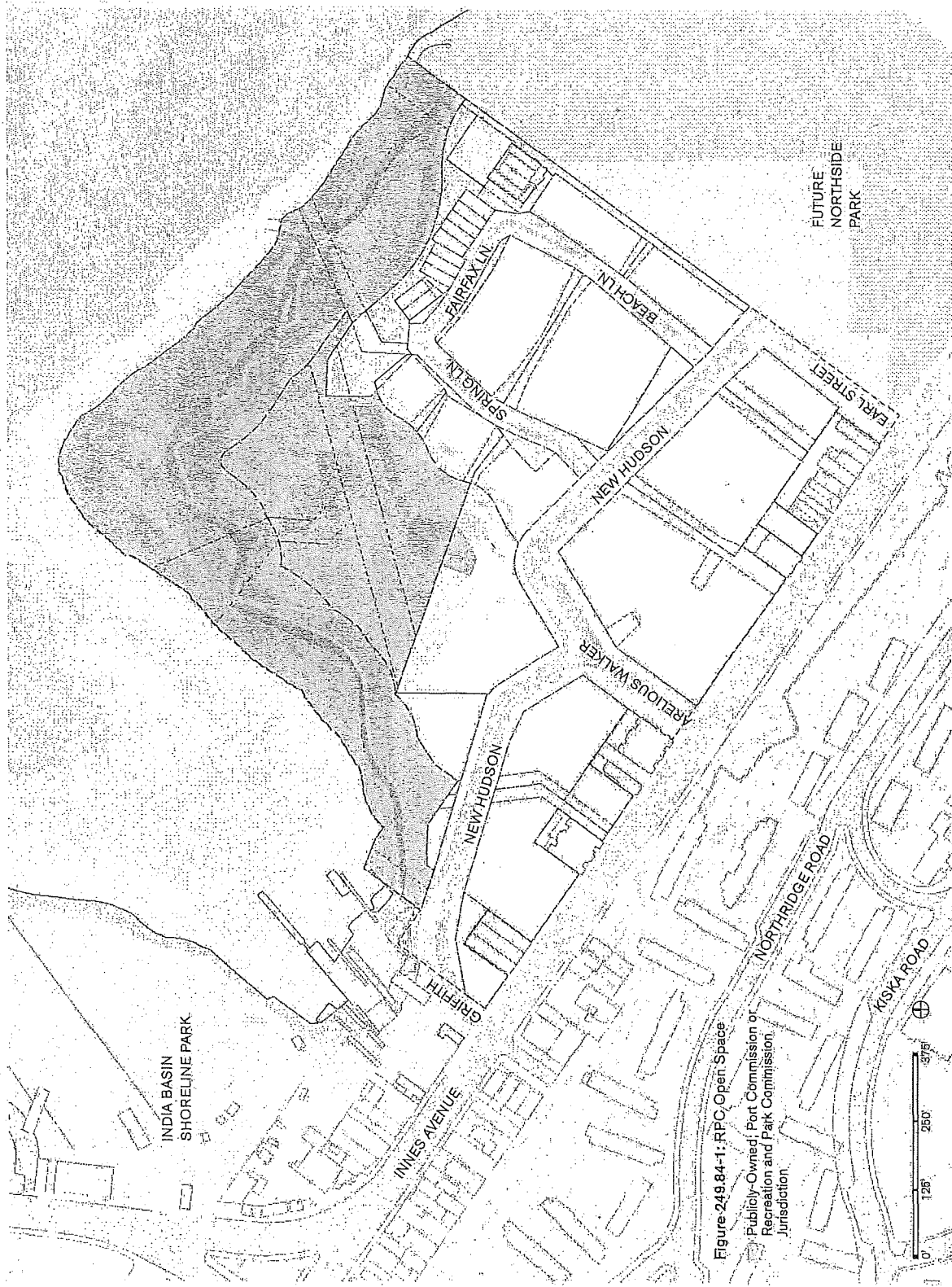


Figure 249.84-1: RPC Open Space
Publicly-Owned, Port Commission or
Recreation and Park Commission
Jurisdiction.

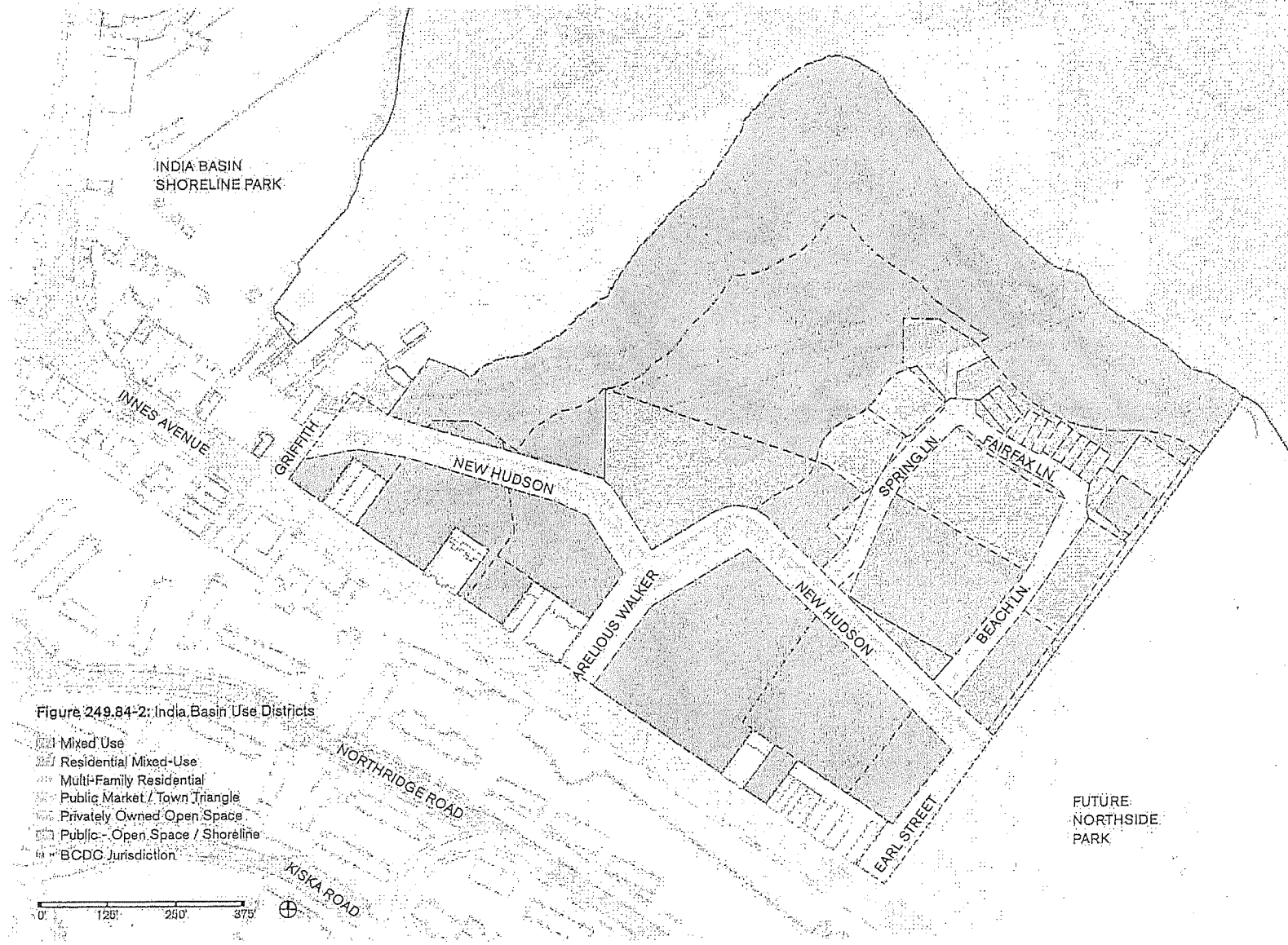
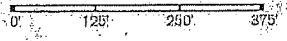
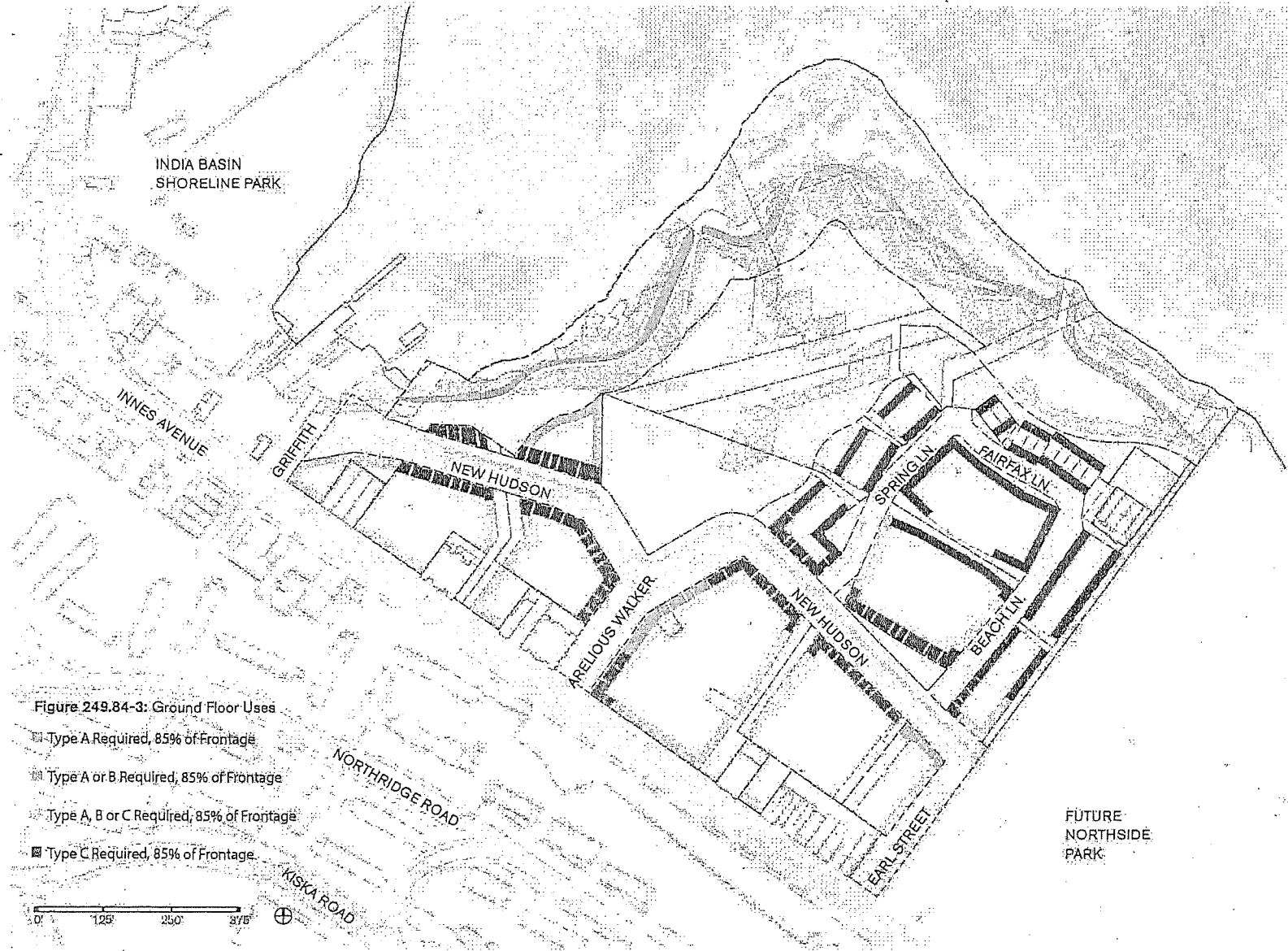


Figure 249.84-2: India Basin Use Districts

- Mixed Use
- Residential Mixed-Use
- Multi-Family Residential
- Public Market / Town Triangle
- Privately Owned Open Space
- Public Open Space / Shoreline
- BCDC Jurisdiction





INDIA BASIN
SHORELINE PARK

INNES AVENUE

GRIFFITH

NEW HUDSON

SPRING LN.

FAIRFAX LN.

BEACH LN.

ARELIUS WALKER

NEW HUDSON














EARL STREET

NORTHRIDGE ROAD

KISKA ROAD

FUTURE
NORTHSIDE
PARK

Figure 249.84-4: Building Heights Maximum

-  85' Min to 160' Max
(Tower Location)
-  Up to 85'
-  Up to 80'
-  Up to 75'
-  Up to 70'
-  Up to 65'
-  Up to 60'
-  Up to 55'
-  Up to 50'
-  Up to 45'
-  Up to 35'
-  Up to 30'
-  Up to 20'



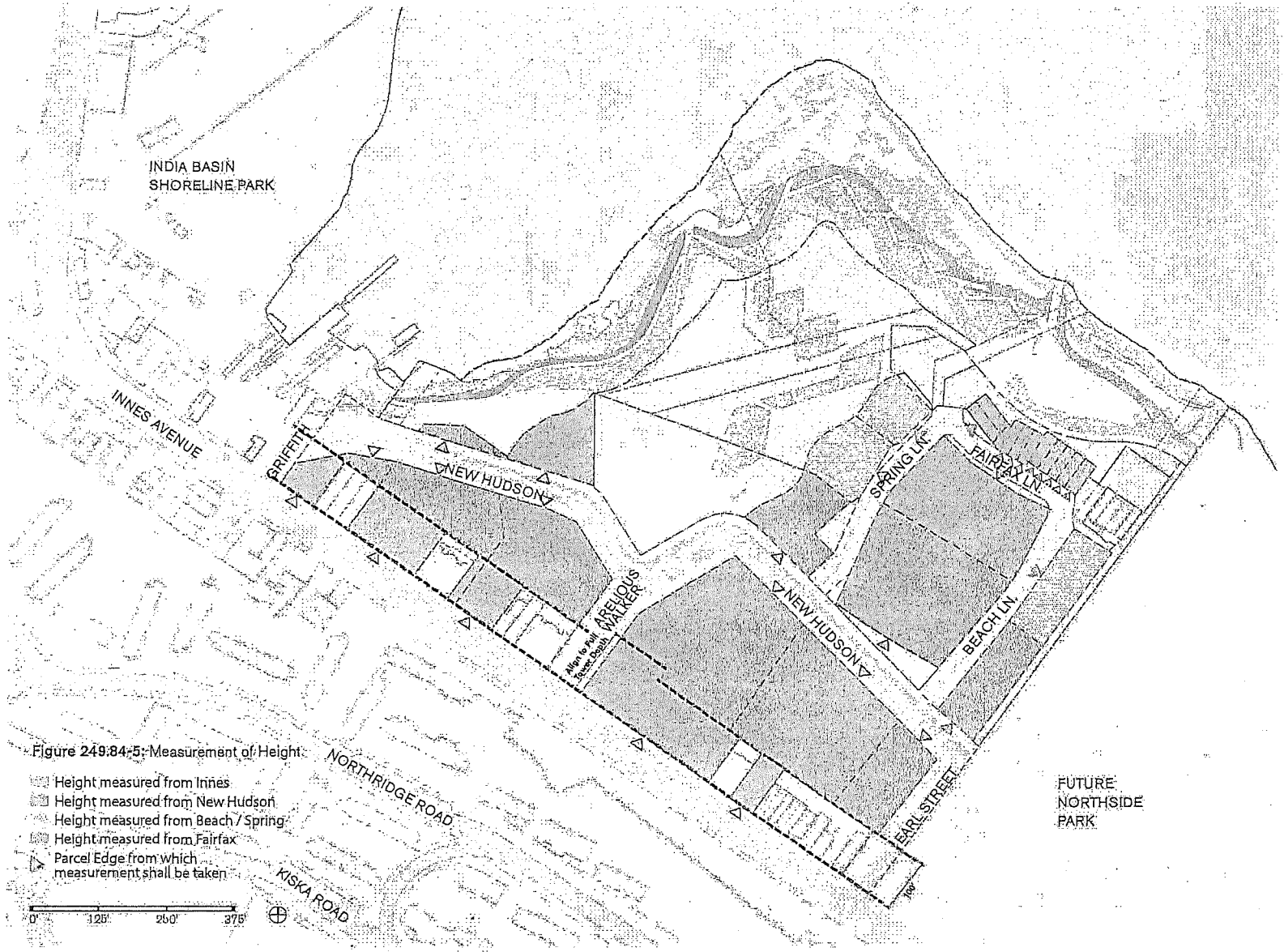
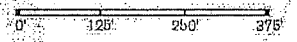


Figure 249:84-5: Measurement of Height:

- Height measured from Innes
- Height measured from New Hudson
- Height measured from Beach / Spring
- Height measured from Fairfax
- ▲ Parcel Edge from which measurement shall be taken



INDIA BASIN
SHORELINE PARK

INNES AVENUE

GRIFFITH

NEW HUDSON

ARELOUS WALKER

NEW HUDSON

SPRING LN

FAIRFAX LN

BEACH LN

NORTH RIDGE ROAD

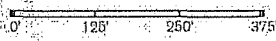
KISKA ROAD

EARL STREET

FUTURE
NORTHSIDE
PARK

Figure 249.84-6: Setbacks

- 0' Setback
- 0' Setback with required 3' ground floor recess
- 9' Minimum setback
- Unique Setbacks*
- * See unique setback controls 5-8 & 5-9



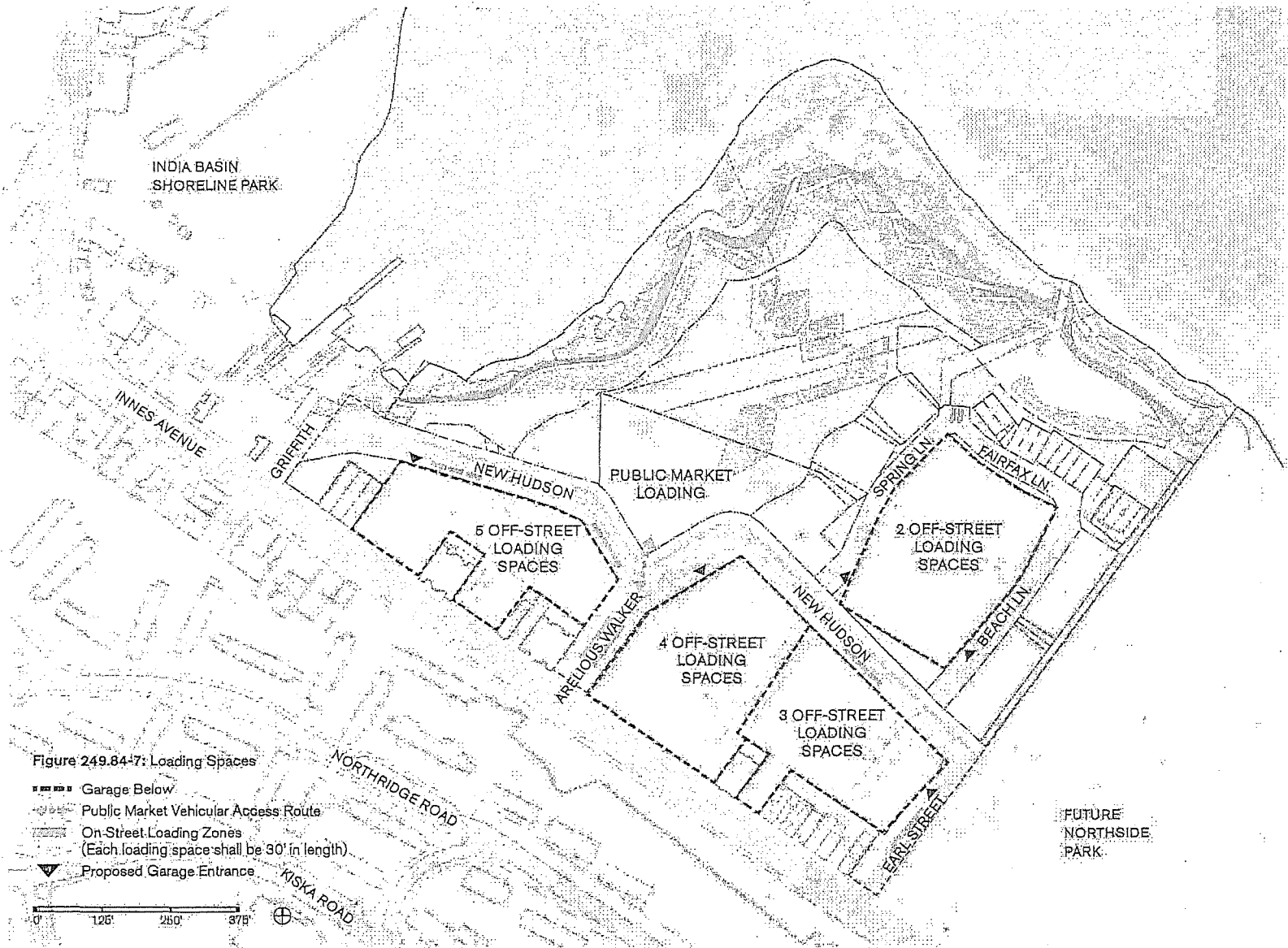
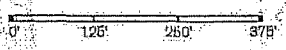


Figure 249.84-7: Loading Spaces

- Garage Below
- Public Market Vehicular Access Routes
- On-Street Loading Zones
(Each loading space shall be 30' in length)
- Proposed Garage Entrance



BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 3, 2018

File Nos. 180680 & 180681

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On June 26, 2018, Supervisor Cohen introduced the following proposed legislations:

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180681

Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11 acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust

findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.

These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for By: *Alisa Somera*, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

CEQA clearance under Planning Dept. Case No.
2014-00254ENV India Basin Mixed-Use Project
EIR certified by the SF Planning Commission on
July 26, 2018.

Joy Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org, c=US
Date: 2018.08.01 16:17:44 -07'00'

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 30, 2018

File Nos. 180680 & 180681

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On July 24, 2018, Supervisor Cohen introduced the following substitute legislations:

File No. 180680

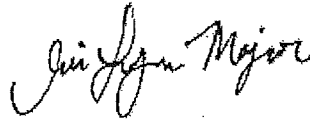
Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180681

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These are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board



By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

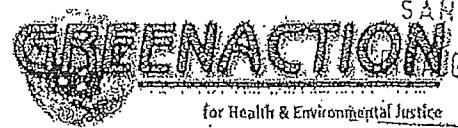
CEQA clearance under Planning Dept. Case No.
2014-00254ENV India Basin Mixed-Use Project
EIR certified by the SF Planning Commission on
July 26, 2018.

Joy
Navarrete

Digitally signed by Joy Navarrete
DN: cn=Joy Navarrete, o=Planning,
ou=Environmental Planning,
email=joy.navarrete@sfgov.org,
c=US
Date: 2018.08.01 16:46:40 -0700

180816
180680
180681

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SAN FRANCISCO



AUG 27 PM 4:54

SUBMITTED IN
COMMITTEE

9/17/18

August 27, 2018

Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall
San Francisco, CA 94102-4689

**GREENACTION FOR HEALTH AND ENVIRONMENTAL JUSTICE APPEAL OF
PLANNING COMMISSION APPROVAL OF INDIA BASIN MIXED USE PROJECT**

Greenaction for Health and Environmental Justice files this appeal of the Planning Commission's approval of the EIR and the India Basin Mixed Use Project. We file this appeal on behalf of our many members and constituents in Bayview Hunters Point whose health, environment, and civil rights will be adversely, disproportionately and significantly impacted by the approval of this project.

Greenaction is a San Francisco-based non-profit organization founded in 1997 and led by grassroots leaders from urban, rural and Indigenous communities which are impacted by pollution, environmental racism, and injustice. We have participated in the project's environmental review and permit process since it began with the Planning Department, submitted written comments starting with the Notice of Preparation/Scoping process, and testified at public hearings held by the Planning Department and Planning Commission on this matter. Due to our extensive participation in the process, and our many members and constituents in the affected community, we have standing to file this appeal.

I. Planning Commission Improperly Told Greenaction their Decision was Not Appealable

On August 17, 2018, Michael Li of the Planning Department emailed Bradley Angel, Greenaction's Executive Director, in response to our inquiry about the Planning Commission's decision and questions about appealing that decision.

Greenaction for Health and Environmental Justice
315 Sutter Street, 2nd floor, San Francisco, CA 94108
Phone: (415) 447-3904 Fax: (415) 447-3905
www.greenaction.org greenaction@greenaction.org

Mr. Li's email to Greenaction stated incorrectly that "The Planning Commission's decision to adopt CEQA findings and a Statement of Overriding Considerations (M-20248) is not subject to appeal under the EIR certification, as they are related to the project's approvals and not to the adequacy or accuracy of the EIR."

On August 27th, Greenaction confirmed via a phone call to the Clerk of the Board of Supervisors that the India Basin Mixed Use Project decision is in fact subject to appeal and we were informed that we can file an appeal today by 5 pm, which we have done.

We are concerned that others may also have been misled by Mr. Li's statement, and we therefore request that a new notice be published and a new appeal period be enacted.

It also appears that the final decision was not posted until August 1, 2018, impacting our appeal of this decision.

II. Refusal to Translate Notices and Key Documents Violates the Civil Rights of Non-English Speaking Residents and Improperly and Illegally Excludes them from Meaningful Civic Engagement

It is unfortunate, and a violation of language access and civil rights, that the "Sanctuary City" of San Francisco refused to translate key notices and key documents into languages spoken by many residents of Bayview Hunters Point.

Following numerous emails and testimony by Greenaction that are part of the administrative record, Lisa Gibson, Environmental Review Officer, Director of Environmental Planning wrote to Greenaction on September 8, 2017.

In that letter, attached and incorporated as part of this appeal, Ms. Gibson wrote:

"We acknowledge that the department did not provide a translated Notice of Availability of the Notice of Preparation of an EIR, an oversight that we deeply regret. At the same time, we respectfully disagree with your proposed remedy that the department restart the CEQA process again, with language noticing as you describe."

As the Planning Department acknowledged the violation of language access, yet refused to remedy it, this project cannot be approved. Approving this project while acknowledging the de facto but very real exclusion of the non-English speaking residents of the affected community is unjust, nothing less than racism, and a violation of civil rights.

The Response to Comments document claimed that CEQA does not require agencies to provide language access services. However, civil rights laws also apply to decisions and actions of the City and County of San Francisco. Denying non-English speakers equal access to this process is a violation of civil rights, regardless of CEQA requirements.

III. Compliance with Civil Rights Laws:

Since the City and County of San Francisco receives federal and state funding, it is subject to and must comply with state and federal civil rights laws (California Government Code 11135 and Title VI of the United States Civil Rights Act). Approval of this project will violate state and federal civil rights laws and the approval must therefore be reversed.

Due to the refusal to translate key notices and documents, and due to approval of this project by the adoption of a Statement of Overriding Consideration, the project will have a significant, negative and disproportionate impact on the at-risk and vulnerable Bayview Hunters Point community. This decision enables the project to add significant unhealthy air pollution about that cannot be mitigated. Therefore, approval of this project would have an unlawful negative impact on protected classes of persons - people of color and non-English speakers - in violation of state and federal civil rights laws. The approval must be reversed.

IV. Statement of Overriding Consideration is Improper, Illegal, and Would Allow Significant Increase in Unhealthy Air Pollution in an At Risk Community

As mentioned above, the EIR concluded that the project would have several significant negative impacts that cannot be mitigated. The most alarming negative impact that the EIR acknowledges cannot be mitigated would be the addition of air pollution above health thresholds, and the air pollution would occur both during construction and the life of the project.

The City and County of San Francisco have long acknowledged that Bayview Hunters Point residents already suffer the cumulative health impacts from many pollution sources, including the notorious radioactive contamination at the Hunters Point Shipyard Superfund Site located next to India Basin.

The Bay Area Air Quality Management District has identified Bayview Hunters Point as a CARE Community, an acknowledgement of the air quality problems afflicting the community.

The State of California's CalEnviroScreen 3.0 confirms Bayview Hunters Point is one of the communities most at risk from pollution in the entire state, and concluded that it has a higher pollution burden than 90% of the state. CalEnviroScreen, developed by California EPA, measures vulnerability through evaluating and quantifying pollution exposures, environmental effects, sensitive populations and socioeconomic factors. For example, it ranks in the 98th percentile for asthma and very high for both diesel emissions and hazardous waste.

The addition of expensive housing, with some so-called affordable housing, is not a primary overriding consideration. In addition to the fact the increase in housing doesn't help those suffering from air pollution, the so-called affordable housing is still quite expensive and not affordable to those city residents most in need: 20% less than market value is still not affordable in any real world definition.

It is shocking and unacceptable that the City and County would approve any project that would add significant and unhealthy amounts of air pollution to Bayview Hunters Point, claiming that other "benefits" are "overriding."

Nothing is more important than life, and air pollution kills. That is a fact.

V. Comprehensive Testing of the BUILD LLC Site for Hazardous and Radioactive Contamination Has Not Taken Place, and No Remediation Has Occurred

Unlike the Rec and Park component of the project, BUILD LLC to our knowledge has not conducted comprehensive testing of the proposed project site. In addition, BUILD LLC has publicly stated they have no plan to test for radiation, despite the site's proximity to the radioactive Shipyard Superfund site. In addition, early in the project BUILD LLC actually said to Greenaction via phone and an in person meeting that the only toxic waste at the site is a "few paint cans" – an incorrect statement.

It is improper and premature for the project to be approved for housing and open space without considering the extent and type of toxic contamination at the site and the remediation plan.

VI. Effects of Sea Level Rise Were Never Evaluated

The DEIR failed to discuss or evaluate the impact sea level rise will have on the proposed project. The Bay Conservation and Development Commission predict sea level rise of 11 to 19 inches by 2050 and 30 to 55 inches by 2100. An increase of sea level in addition to storm surges exacerbated by climate change will cause coastal flooding, erosion/shoreline retreat, rising groundwater and wetland loss.


VII. Significant Population and Housing Impacts

The EIR's conclusion that "The proposed project or variant would not induce substantial population growth..." and would be "less than significant" is contradicted by the project proposal itself. The project would add several thousand primarily upper class residents to Bayview Hunters Point, significantly increasing population size, and dramatically changing the neighborhood's demographics. This would be a major contributor to gentrification – especially when evaluated in combination with the shipyard project.

VIII. Conclusion

For all the above reasons, we respectfully urge the Board of Supervisors to uphold justice and civil rights. We ask the Board to protect the health, well-being and community of our city's most at risk residents by rejecting the project's approval.

Sincerely,


Bradley Angel
Executive Director



SAN FRANCISCO
PLANNING DEPARTMENT

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BOARD OF SUPERVISORS
SAN FRANCISCO

2018 AUG 27 PM 4:54

Planning Commission Motion No. 20247

HEARING DATE: July 26, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2014-002541ENV

Project Address: India Basin Mixed-Use Project (700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park)

Zoning: M-1 (Light Industrial), M-2 (Heavy Industrial), NC-2 (Small-Scale Neighborhood Commercial), and P (Public) Districts
40-X and OS (Open Space) Height and Bulk Districts

Block/Lot: Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622, 4629A, 4630, 4631, 4644, 4645, and 4646

Project Sponsor: Courtney Pash, BUILD
(415) 551-7626 or courtney@bldsf.com
Nicole Avril, San Francisco Recreation and Park Department
(415) 305-8438 or nicole.avril@sfgov.org

Staff Contact: Michael Li, San Francisco Planning Department
(415) 575-9107 or michael.li@sfgov.org

ADOPTING FINDINGS RELATED TO THE CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PROJECT AT 700 INNES AVENUE, 900 INNES AVENUE, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK, THE AREA GENERALLY BOUNDED BY INNES AVENUE ON THE WEST, HUNTERS POINT BLVD. ON THE NORTH, THE SAN FRANCISCO BAY ON THE EAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTH (LARGELY EXCLUDING PARCELS WITH STRUCTURES) TOTALING ABOUT 38.24 ACRES. THE BUILD PORTION OF THE INDIA BASIN MIXED-USE PROJECT WOULD INCLUDE THE DEVELOPMENT OF ABOUT 29.26 UNDEVELOPED ACRES (PARCELS AND DESIGNATED RIGHTS-OF-WAY) THAT WOULD RESULT IN APPROXIMATELY 1,575 RESIDENTIAL UNITS, 209,000 GSF OF NONRESIDENTIAL USE, UP TO 1,800 PARKING SPACES, 1,575 BICYCLE PARKING SPACES, 15.5 ACRES OF NEW AND IMPROVED PUBLICLY ACCESSIBLE OPEN SPACE, NEW STREETS AND OTHER PUBLIC REALM IMPROVEMENTS. THE RECREATION AND PARKS DEPARTMENT COMPONENT OF THE PROJECT CONSISTS OF MAKING IMPROVEMENTS TO THE 900 INNES, INDIA BASIN OPEN SPACE, AND INDIA BASIN SHORELINE PARK PROPERTIES. THESE IMPROVEMENTS WOULD INCLUDE ENHANCING EXISTING AND DEVELOPING NEW OPEN SPACE AND RECREATION FACILITIES TOTALING ABOUT 8.98 ACRES. THE SUBJECT SITES ARE CURRENTLY WITHIN THE M-1 (LIGHT INDUSTRIAL), M-2 (HEAVY INDUSTRIAL), NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL), AND P (PUBLIC) USE DISTRICTS AND 40-X AND OS (OPEN SPACE) HEIGHT AND BULK DISTRICTS.

MOVED, that the San Francisco Planning Commission (hereinafter "Commission") hereby CERTIFIES the Final Environmental Impact Report (hereinafter "FEIR") identified as Case No. 2014-002541ENV, the "India Basin Mixed-Use Project" at 700 Innes Avenue, 900 Innes Avenue, India Basin Open Space, and India Basin Shoreline Park (hereinafter "the Project"), based upon the following findings:

1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code Title 14, Section 15000 *et seq.*, hereinafter "CEQA Guidelines") and Chapter 31 of the San Francisco Administrative Code (hereinafter "Chapter 31").
 - A. The Department determined that an Environmental Impact Report (hereinafter "EIR") was required and provided public notice of that determination by publication in a newspaper of general circulation on June 1, 2016.
 - B. The Department published the Draft EIR (hereinafter "DEIR") on September 13, 2017, and provided public notice in a newspaper of general circulation of the availability of the DEIR for public review and comment and of the date and time of the Planning Commission public hearing on the DEIR; this notice was mailed to the Department's list of persons requesting such notice and to property owners and occupants within a 300-foot radius of the site on September 13, 2017.
 - C. Notices of availability of the DEIR and of the date and time of the public hearing were posted near the project site by the project sponsor on September 13, 2017.
 - D. Copies of the DEIR were mailed or otherwise delivered to a list of persons requesting it, to those noted on the distribution list in the DEIR, to adjacent property owners, and to government agencies, the latter both directly and through the State Clearinghouse, on September 13, 2017.
 - E. A Notice of Completion was filed with the State Secretary of Resources via the State Clearinghouse on September 13, 2017.
2. The Commission held a duly advertised public hearing on said DEIR on October 19, 2017, at which opportunity for public comment was given, and public comment was received on the DEIR. The period for acceptance of written comments ended on October 30, 2017.
3. The Department prepared responses to comments on environmental issues received at the public hearing and in writing during the public review period for the DEIR, prepared revisions to the text of the DEIR in response to comments received or based on additional information that became available during the public review period, and corrected errors in the DEIR. This material was presented in Responses to Comments (hereinafter "RTC") document published on July 11, 2018, distributed to the Commission and all parties who commented on the DEIR, and made available to others upon request at the Department.
4. An FEIR has been prepared by the Department, consisting of the DEIR, any consultations and comments received during the review process, any additional information that became available, and the RTC document, all as required by law.

Motion No. 20247
July 26, 2018

CASE NO. 2014-002541ENV
India Basin Mixed-Use Project

5. Project EIR files have been made available for review by the Commission and the public. These files are available for public review at the Department at 1650 Mission Street, Suite 400, and are part of the record before the Commission.
6. On July 26, 2018, the Commission reviewed and considered the information contained in the FEIR and hereby does find that the contents of said report and the procedures through which the FEIR was prepared, publicized, and reviewed comply with the provisions of CEQA, the CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code.
7. The project sponsor has indicated that the presently preferred alternative is the Revised Project analyzed in the DEIR and the RTC document.
8. The Planning Commission hereby does find that the FEIR concerning File No. 2014-002541ENV reflects the independent judgment and analysis of the City and County of San Francisco, is adequate, accurate and objective, and that the RTC document contains no significant revisions to the DEIR, and hereby does CERTIFY THE COMPLETION of said FEIR in compliance with CEQA and the CEQA Guidelines.
9. The Commission, in certifying the completion of said FEIR, hereby does find that the Project described in the EIR:
 - A. Will have significant unavoidable project-level environmental effects on cultural resources, noise, air quality, and wind; and
 - B. Will have significant cumulative environmental effects on cultural resources, transportation and circulation, noise, and air quality.
10. The Planning Commission reviewed and considered the information contained in the FEIR prior to approving the Project.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of July 26, 2018.



Jonas P. Iornu
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards
NOES: None
ABSENT: Hillis, Moore
ADOPTED: July 26, 2018

INDIA BASIN

Land Use Committee Hearing
September 24th, 2018

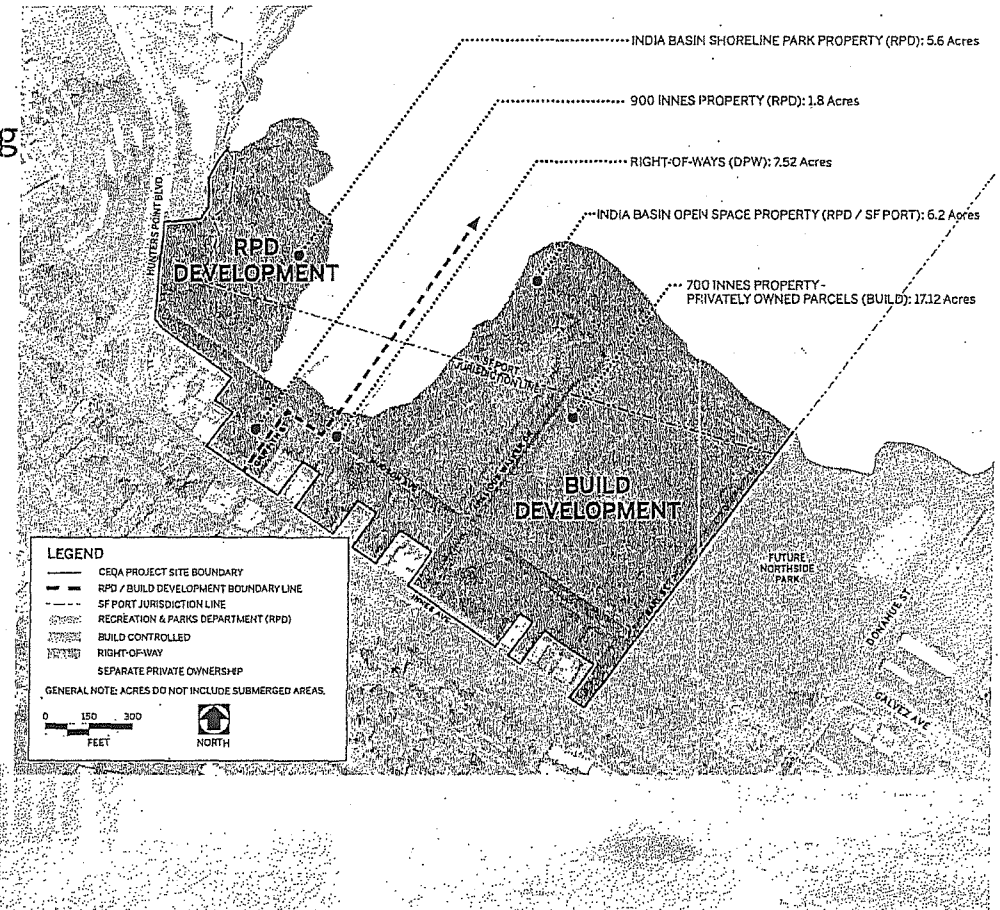


180816
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180681
7/24/18
SUBMITTED IN
COMMITTEE

INDIA BASIN MIXED-USE PROJECT

Land Use & Transportation Committee Hearing

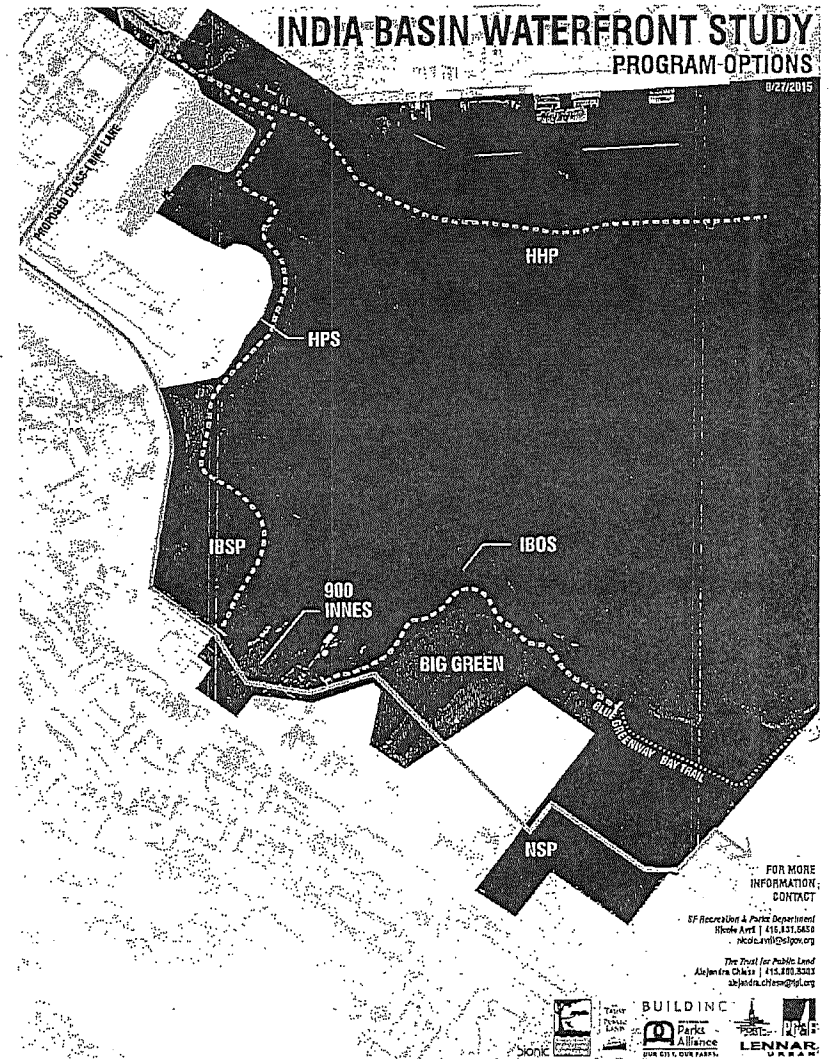
1. Overview of Project
2. Approvals Before the Board
3. RPD Project
4. BUILD Project Background
5. BUILD Project Design
6. Development Agreement



INDIA BASIN MIXED-USE PROJECT

Land Use & Transportation Committee Hearing
1. Overview of Project

1072



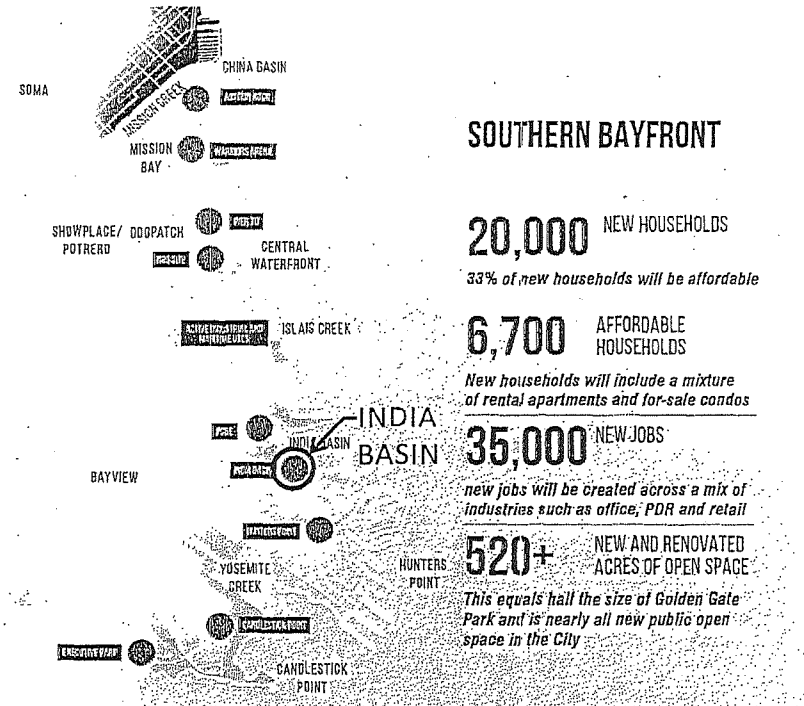
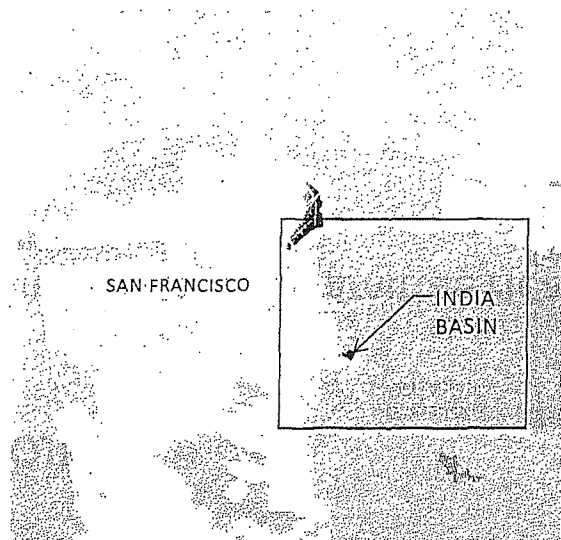
INDIA BASIN MIXED-USE PROJECT

Land Use & Transportation Committee Hearing

1. Overview of Project

- BUILD Component
 - Context: Southern Bayfront Strategy

1073

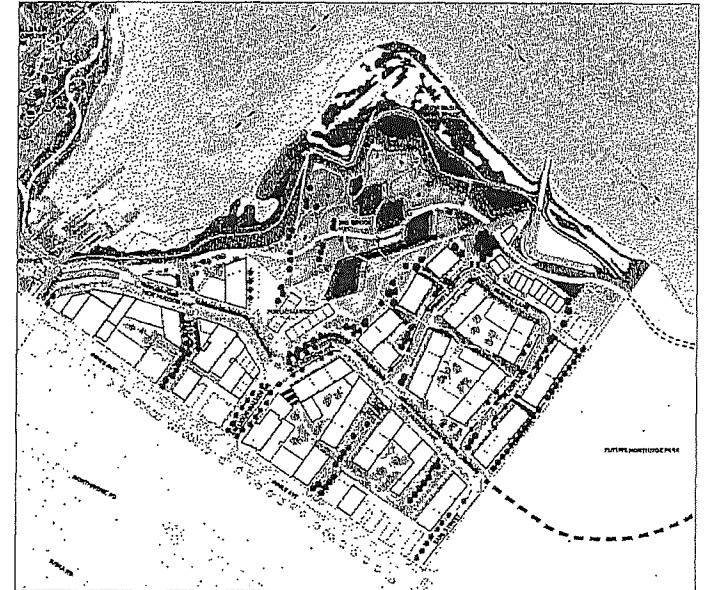


INDIA BASIN MIXED-USE PROJECT

Land Use & Transportation Committee Hearing

1. Overview of Project

- Recreation and Park Department Component
- BUILD Component
 - Context: Southern Bayfront Strategy
 - 1,575 units (25% affordable)
 - 209,000 Non-residential
 - Community facilities
 - Neighborhood serving retail
 - Grocery store
 - Business service
 - 14 Acres of new and rehabilitated open space

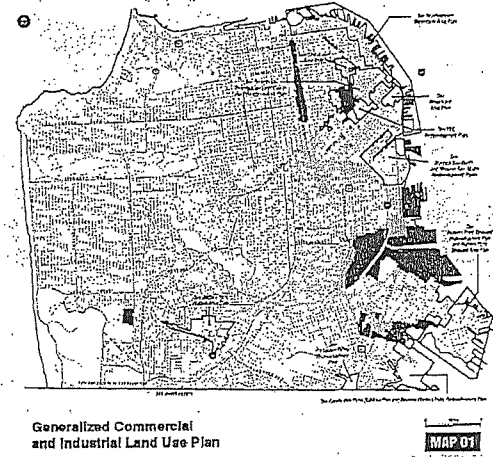
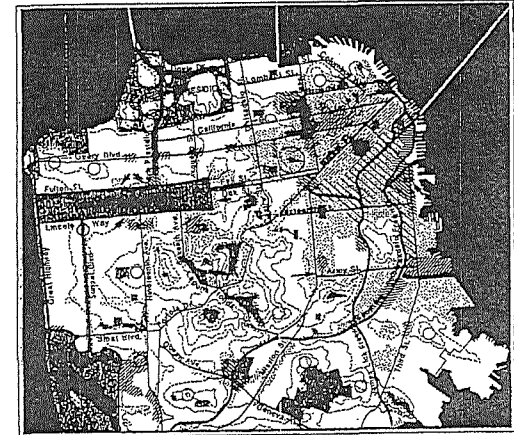
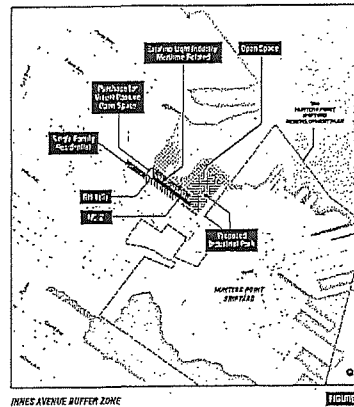
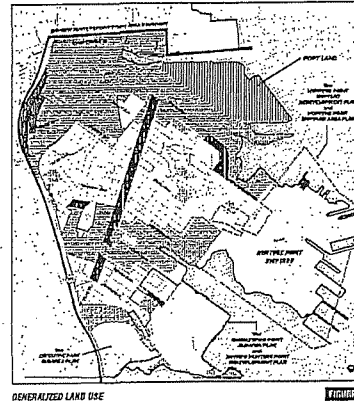


INDIA BASIN MIXED-USE PROJECT

Approvals Before the Board

General Plan Amendments

- Bayview Hunters Point Area Plan
 - Figure 2 – Land Use
 - Figure 6 – India Basin
 - Policy 1.6
- Urban Design Element
 - Map 4
- Commerce and Industry Element
 - Map 1
- Recreation and Open Space Element
 - Policy 2.4



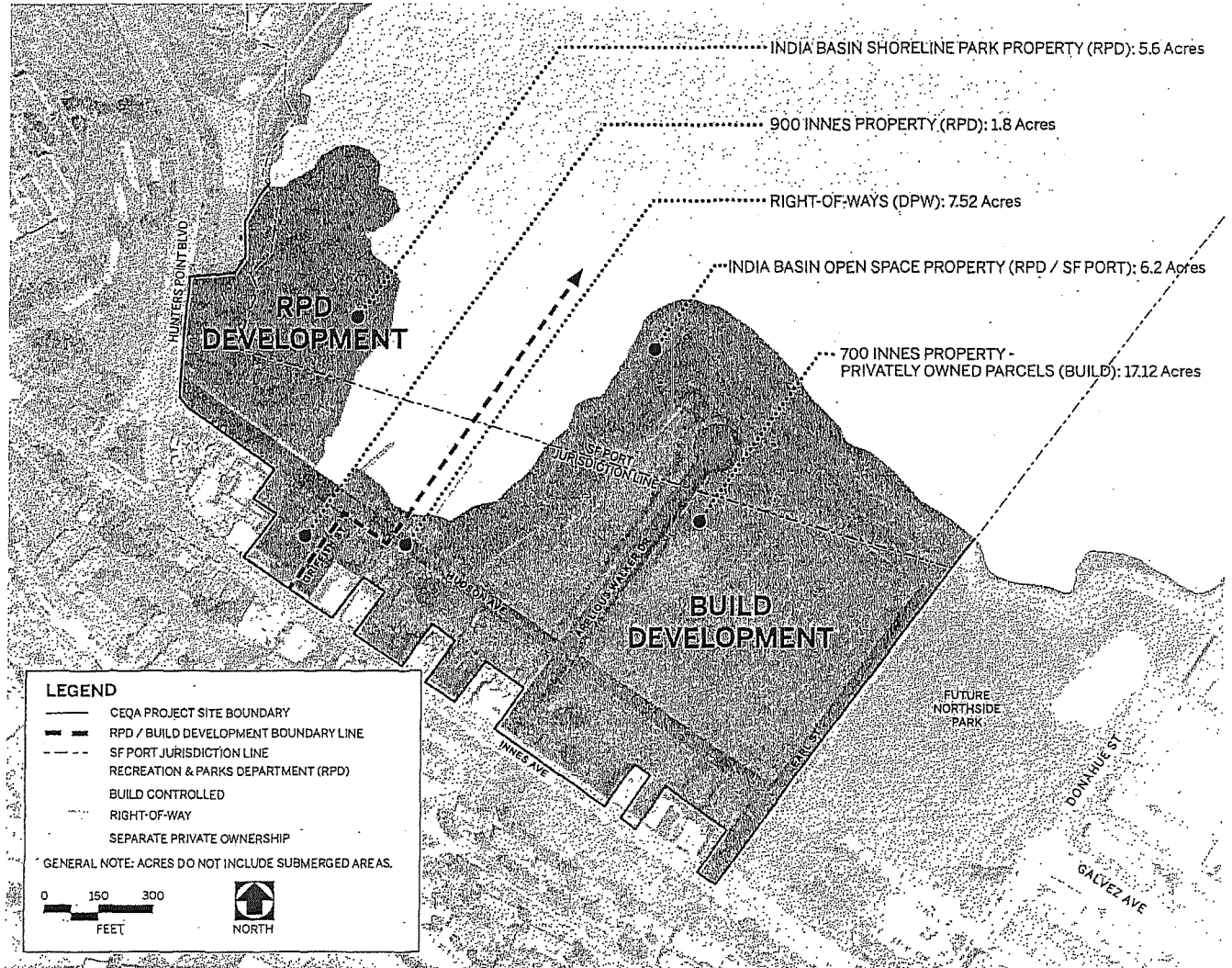
INDIA BASIN MIXED-USE PROJECT

Approvals Before the Board

Text Amendment (SUD) and Map Amendments

- 900 Innes
 - Light Industrial to Public/
Open Space
- India Basin Open Space (IBOS)
 - Light Industrial to Public/
Open Space
- 700 Innes Avenue
 - Portion Zoned M-1 to
MUG
 - 40-X to 20/160-IB
- 700 Innes and IBOS
 - India Basin Special Use
District

1076

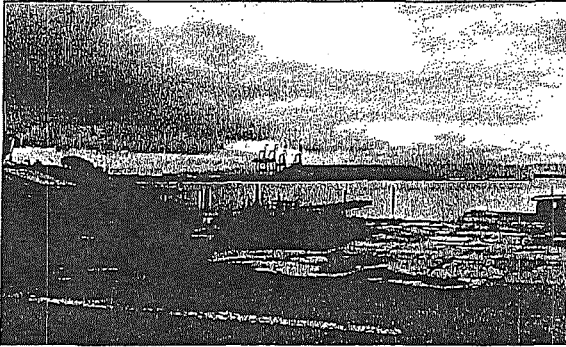
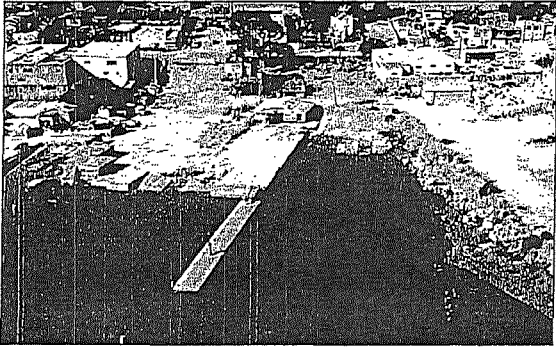
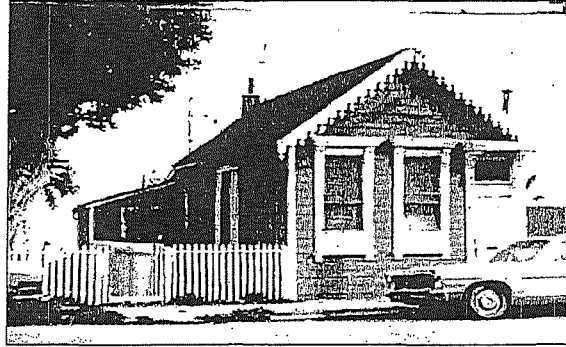


RPD PROJECT OVERVIEW

Vision



History/Consequences



Existing Conditions
Underutilized parks
in contaminated
historic boatyard

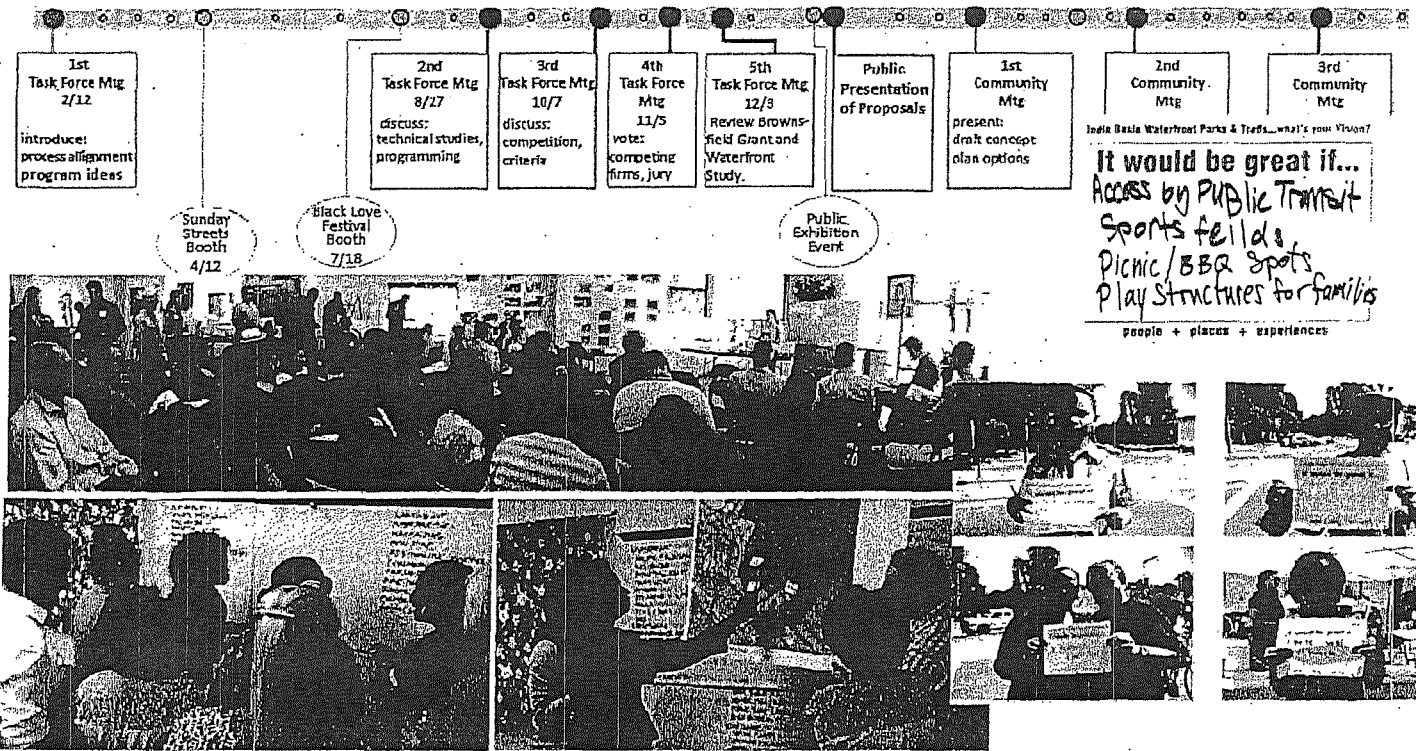
Project Relevance
1.1 mi of contiguous
shorefront in Equity
Zone lacking open
space. Will address
expected growth in
the Southeast.

Project Features
Community hub with
gathering spaces and
play/fitness areas.
Project will preserve
history, restore
natural areas with a
resilient design.

India Basin Waterfront Study Task Force

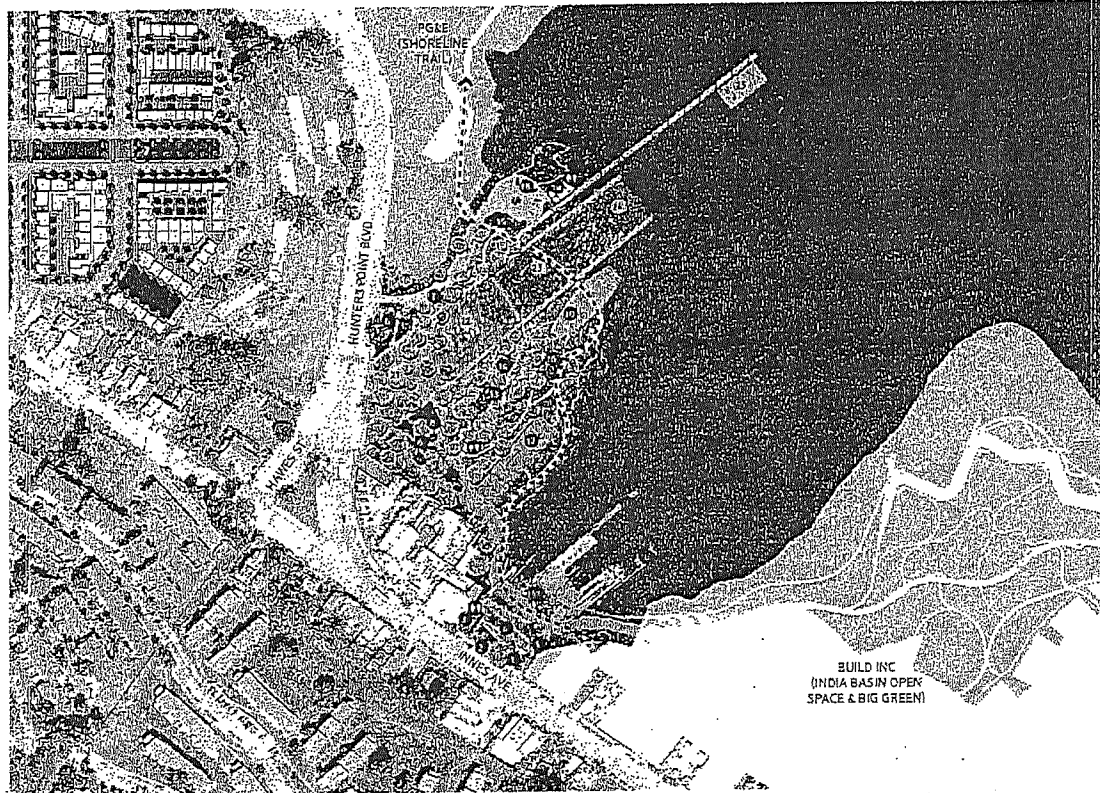
- A. Philip Randolph Institute
- Golden Gate Audubon Society
- Bay Institute Aquarium Foundation
- Build Inc.
- Five Points
- Green Action for Health and Env. Justice
- Hunter's Point Family
- Hunter's Point Shipyard CAC
- Hunter's View Tenant Association
- India Basin Neighborhood Association
- Literacy for Environmental Justice
- Morgan Heights Tenants Association
- OCII
- OEWD
- Office of Supervisor Malia Cohen
- Parks 94124
- PG&E
- Port of San Francisco
- Public Housing Tenants Association
- Rafiki Coalition for Health and Wellness
- Recreation and Parks Department
- Samoan Community Development Center
- San Francisco Bicycle Coalition
- San Francisco Municipal Transit Authority
- San Francisco Parks Alliance
- Sierra Club
- The Trust For Public Land
- Young Community Developers

Community Engagement



Park Map

1082



NEIGHBORHOOD EDGE & HISTORIC SHOREWALK

- 1 Restored Shipwright's Cottage Welcome Center
- 2 Innas Ave Porch Swings
- 3 Overlook Porch Pavilion
- 4 Garden Path + Accessible Ramp
- 5 Griffith Street Steps
- 6 Heritage Garden
- 7 Parking
- 8 Shorewalk Promenade

SCOW SCHOONER BOATYARD

- 9 Historic Scow Schooner Boatyard Artifacts
- 10 Floating Piers
- 11 Shop Building
- 12 Original Shoreline

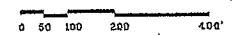
SAGE SLOPES

- 13 Adventure Play Area
- 14 1/4 Mile Recreation Loop
- 15 Adult Fitness Stations
- 16 Skate Bypass Wave Paths
- 17 Basketball Courts
- 18 Parking and Bus Drop-Off
- 19 Outfitter Pavilion
- 20 Boatdeck and Seat Steps

THE MARINEWAY

- 21 BBQ and Picnic Bosque
- 22 Play Lawn
- 23 Sloped Lawn
- 24 Gravel Beach
- 25 Floating Dock

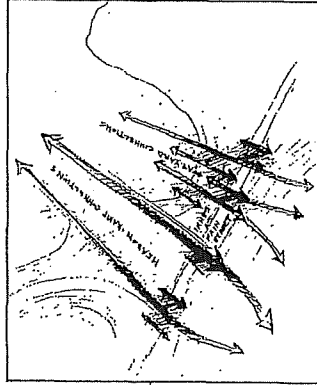
- 26 Restroom
- Bay Trail / Blue Greenway Route
- Class 1 Bikeway Route



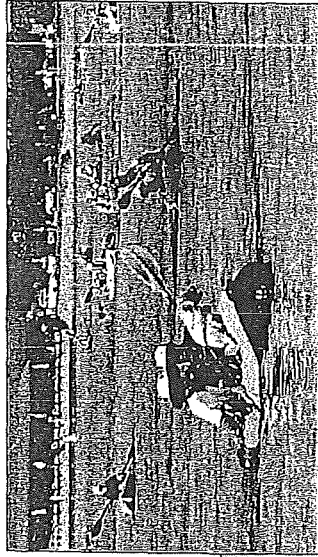
Concept Design



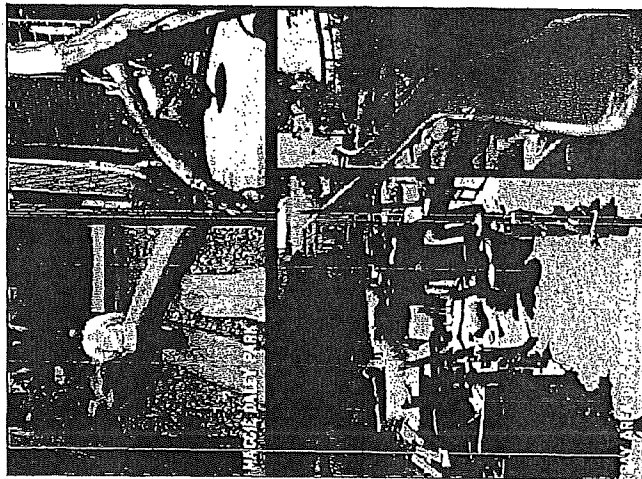
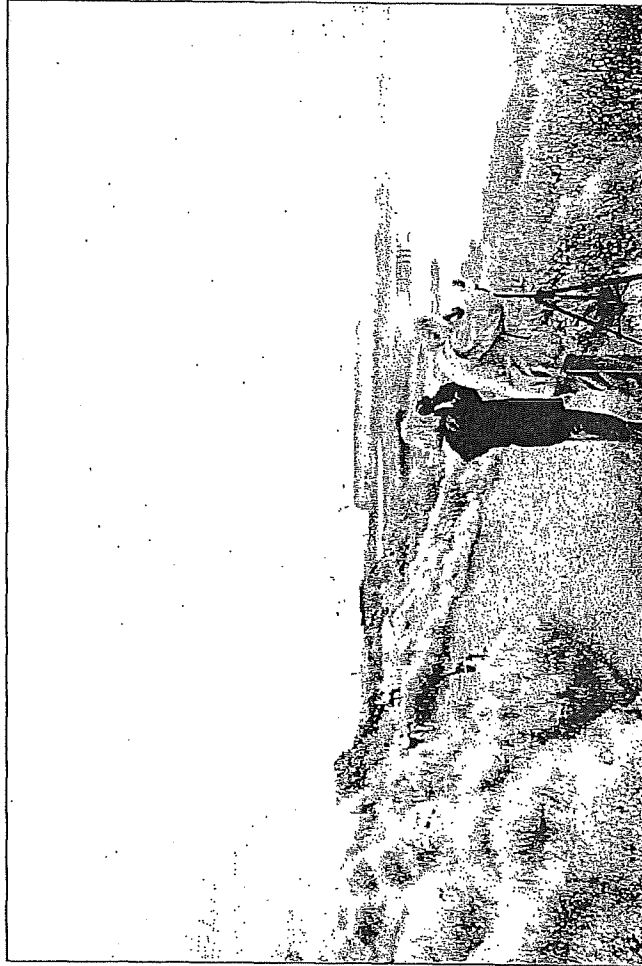
Historic Shorewalk/Neighborhood Edge



The Marineway



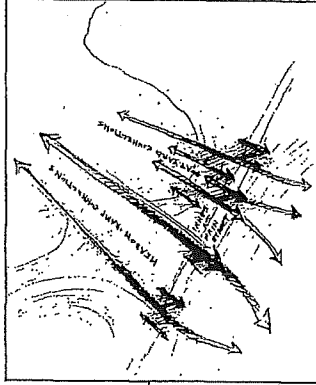
The Sage Slopes



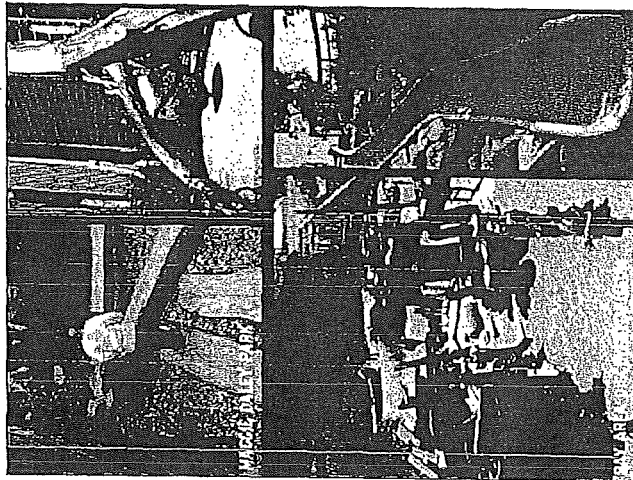
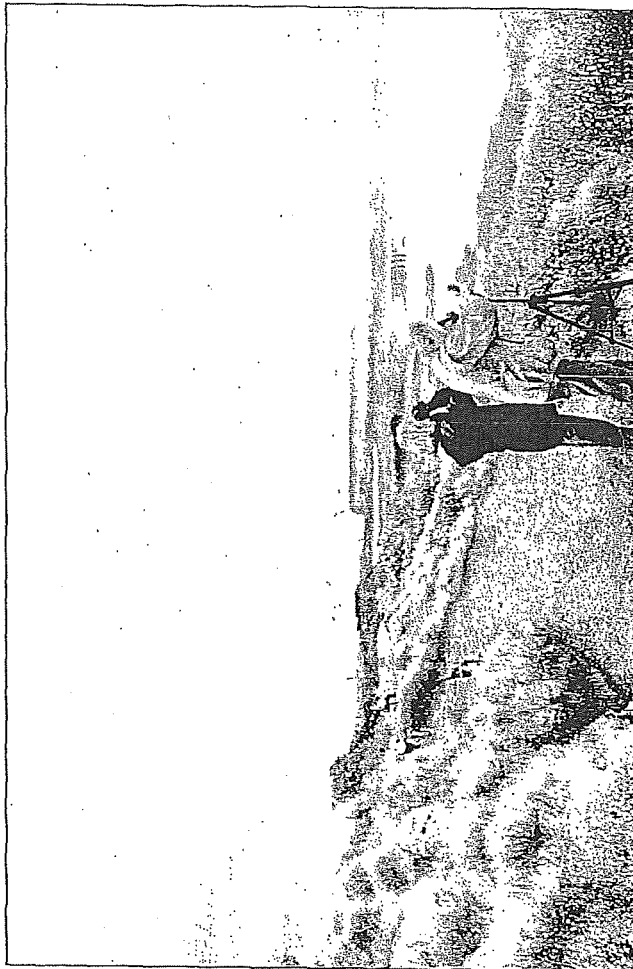
Concept Design



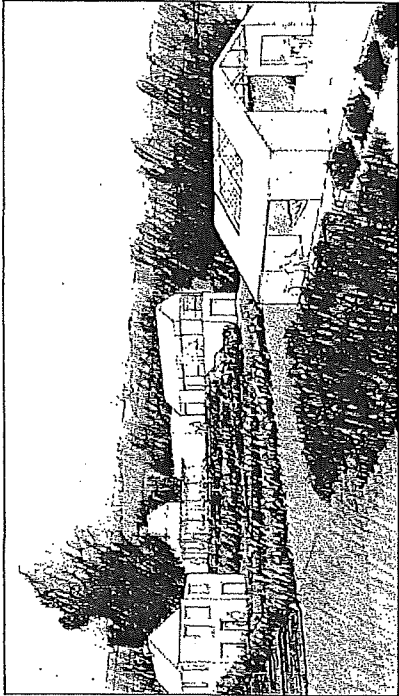
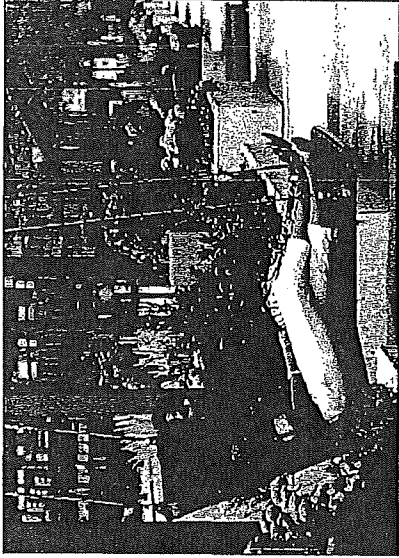
Historic Shorewalk/Neighborhood Edge



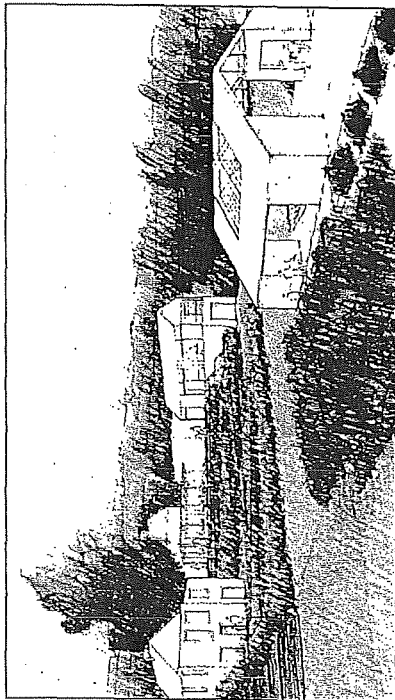
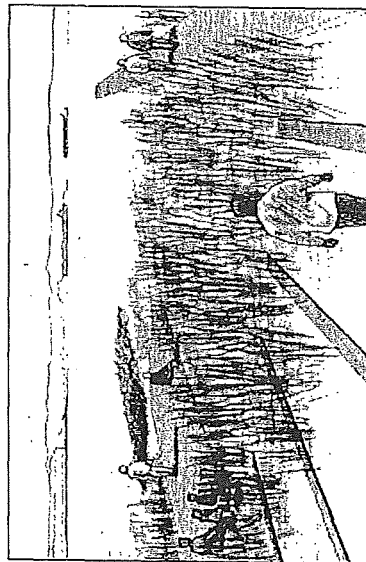
The Sage Slopes



The Boatyard

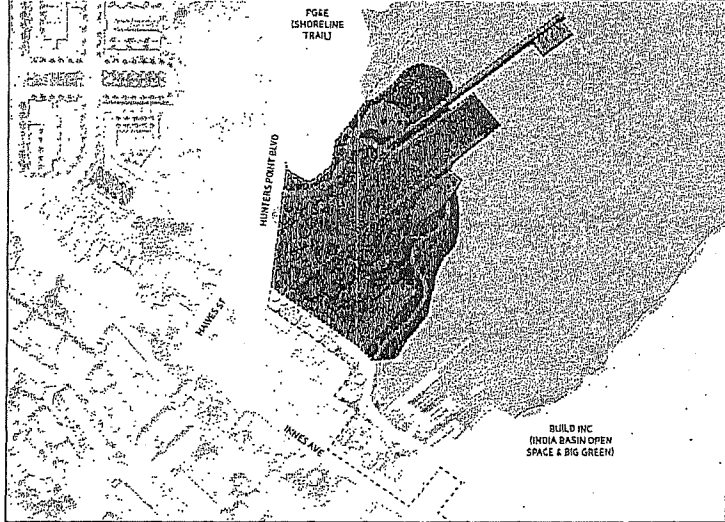
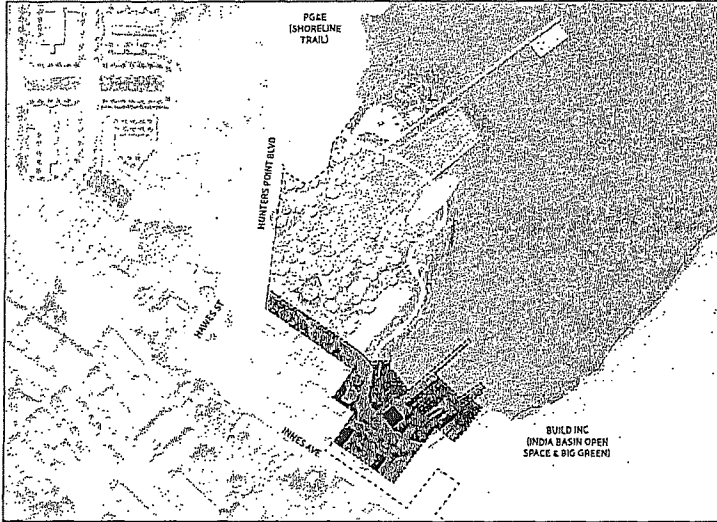


The Boatyard



Phasing/Next Steps

1092



BUILD PROJECT OVERVIEW



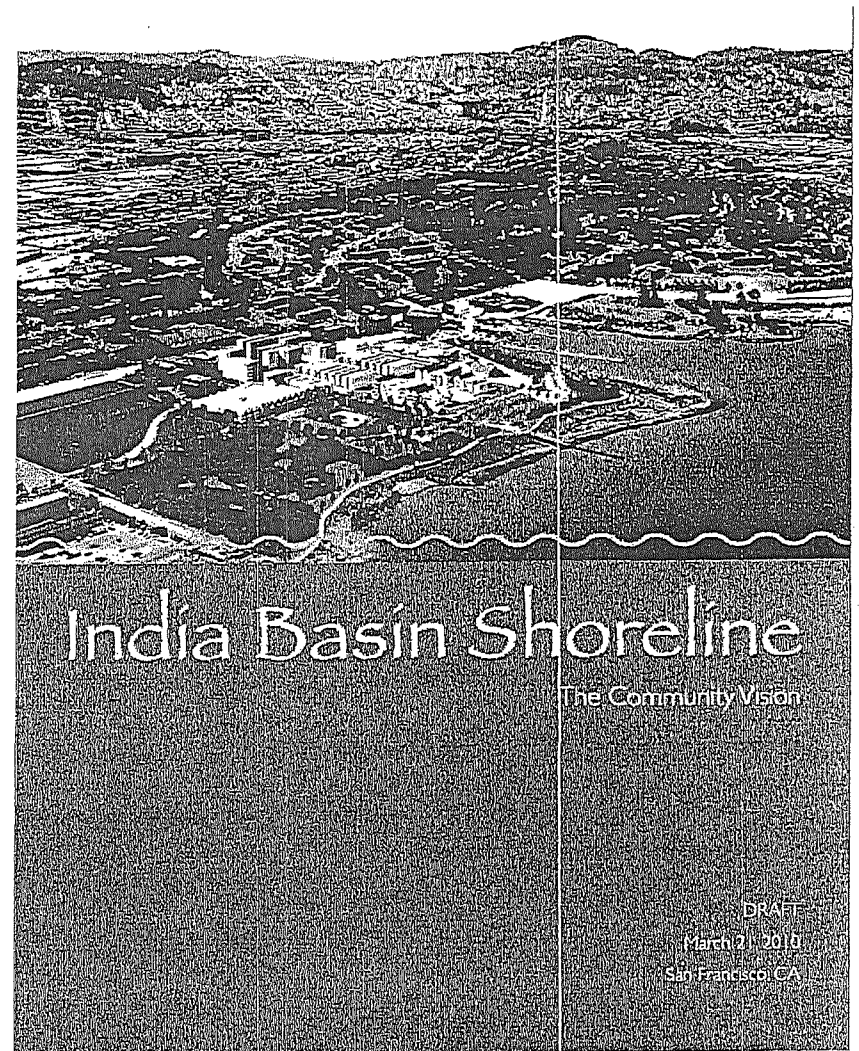
EXISTING VIEW

| SOM | BIONIC | GEHL | SDE | BKF | A10

PLANNING TO DATE From 1969 to Present

- Bayview Transportation Improvements Project
- The Bayview Transportation and Infrastructure Plan
- Blue Greenway Planning Design Guidelines
- Candlestick Point Hunters Point Shipyard Transp. and IP
- EcoCenter At Heron's Head Park
- Heron's Head Park
- Hunters Point Shipyard and Candlestick Point Phase II
- Hunters View
- India Basin Shoreline/Area C
- India Basin Shoreline – The Community Vision
- India Basin Shoreline Park
- India Basin Shoreline Plan
- Muni Forward
- Northside Park and Streetscape Improvements
- San Francisco Bay Plan
- San Francisco Better Streets Plan
- San Francisco Bicycle Plan
- The San Francisco Shipyard
- Transit Effectiveness Project

1095



COMMUNITY ENGAGEMENT TO DATE

PROJECT ADVISORY GROUPS 21

- Bayview Working Group (BVWG)
- India Basin Working Group (IBWG)

GROUP & INDIVIDUAL STAKEHOLDERS 59

- Audubon and Sierra Clubs
- Banya Spa
- Bay.org / EcoCenter
- Bay Trail and Water Trail
- Greenaction
- Local Residents and Business Owners

ADJACENT BUILDING HOAS & TENANT ASSOC. 23

- Alice Griffith
- Hunters Point East
- Hunters Point West
- Hunters View
- Morgan Heights
- Westbrook Residents
- 800 Innes
- 828 Innes
- 748 Innes
- 860/870/880 Innes

NEIGHBORHOOD GROUPS / ASSOCIATIONS 14

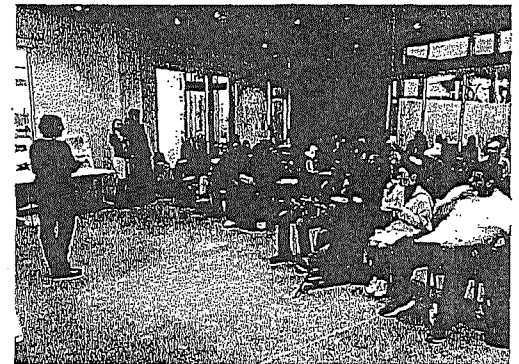
- Bayview Residents Improving Their Environment (BRITE)
- Economic Development on Third (EDOT)
- India Basin Neighborhood Association (IBNA)
- Merchants of Butchertown

HOSTED WORKSHOPS 21

- Affordable Housing and Workforce Outreach
- India Basin Transportation Action Plan
- India Basin Waterfront Parks and Trails Task Force




NEIGHBORHOOD TASK FORCES & CACS 14

- Bayview Hunters Point Environmental Justice Task Force
- Hunters Point Bayview CAC (Bayview CAC)
- Hunters Point Shipyard CAC (HPS CAC)

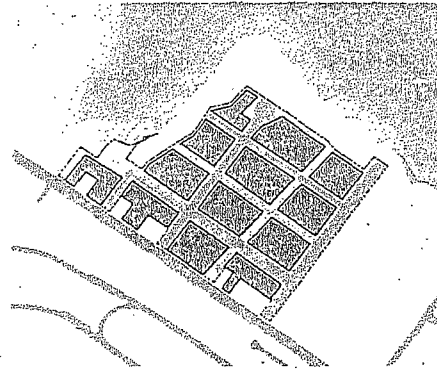


152 Total Outreach Meetings

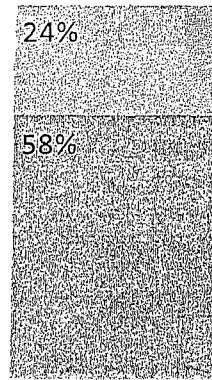
MAXIMIZE OPEN SPACE

-  Streets, Shared Ways, Sidewalks & Bike Lanes
-  Parks, Plazas, Open Space, Pedestrian Pathways & Stairs
-  Developed Building Area

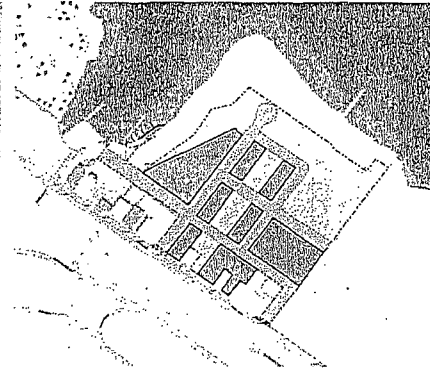
EXISTING ZONING



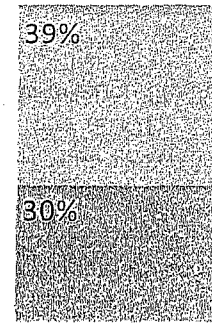
18%



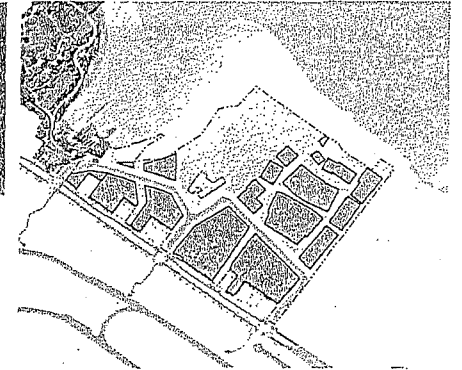
IBNA PLAN



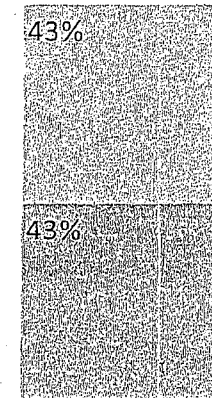
31%



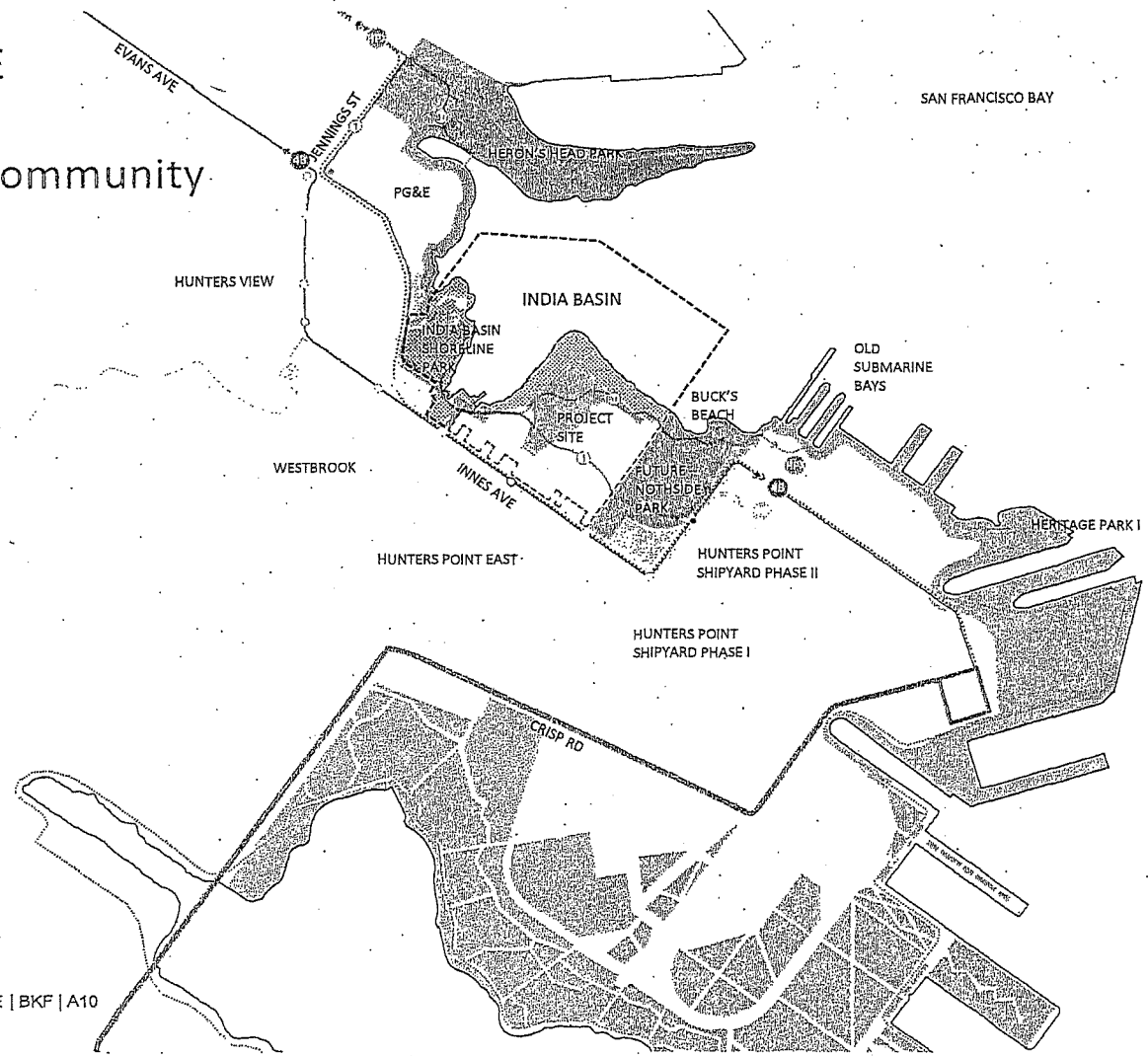
PROPOSED PROJECT (BUILD)



14%



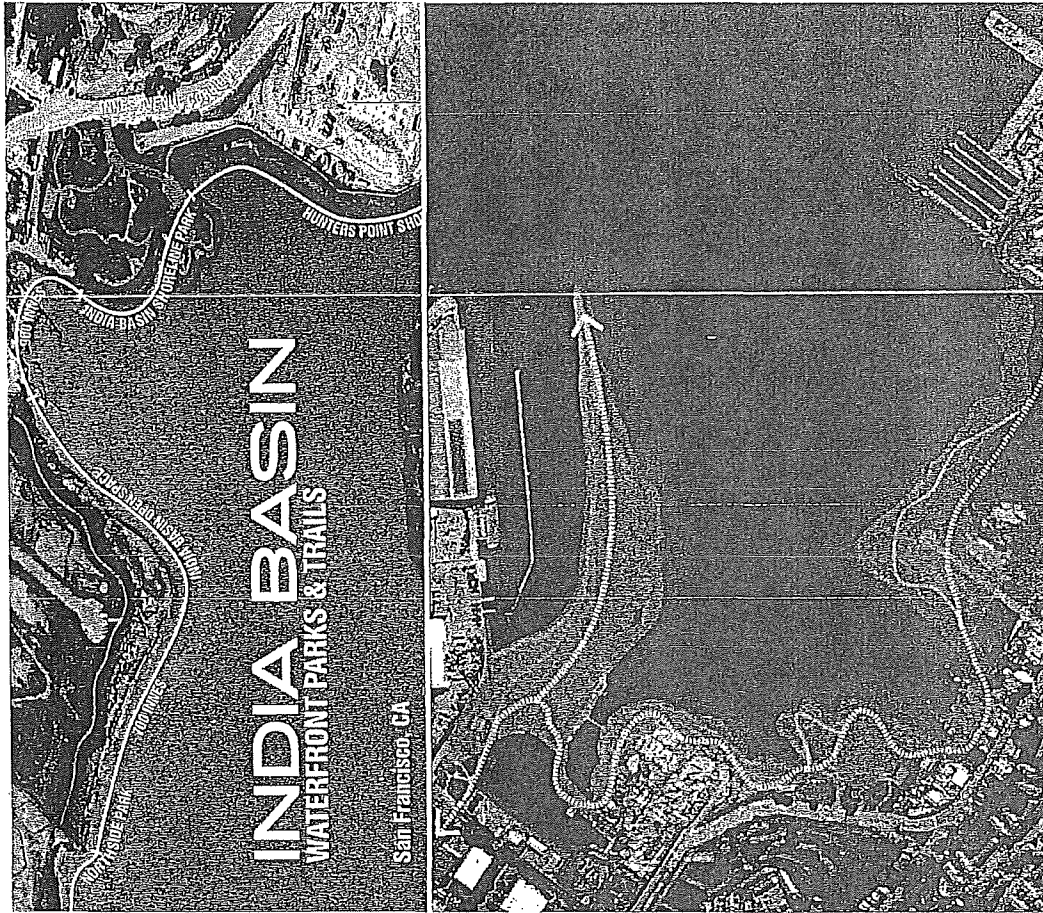
COMPREHENSIVE APPROACH Connecting the Community



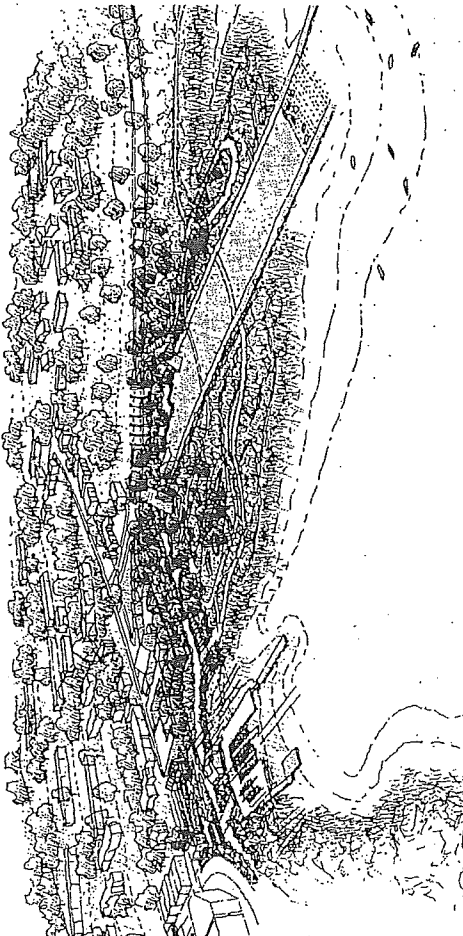
1098

BUILD: | SOM | BIONIC | GEHL | SDE | BKF | A10

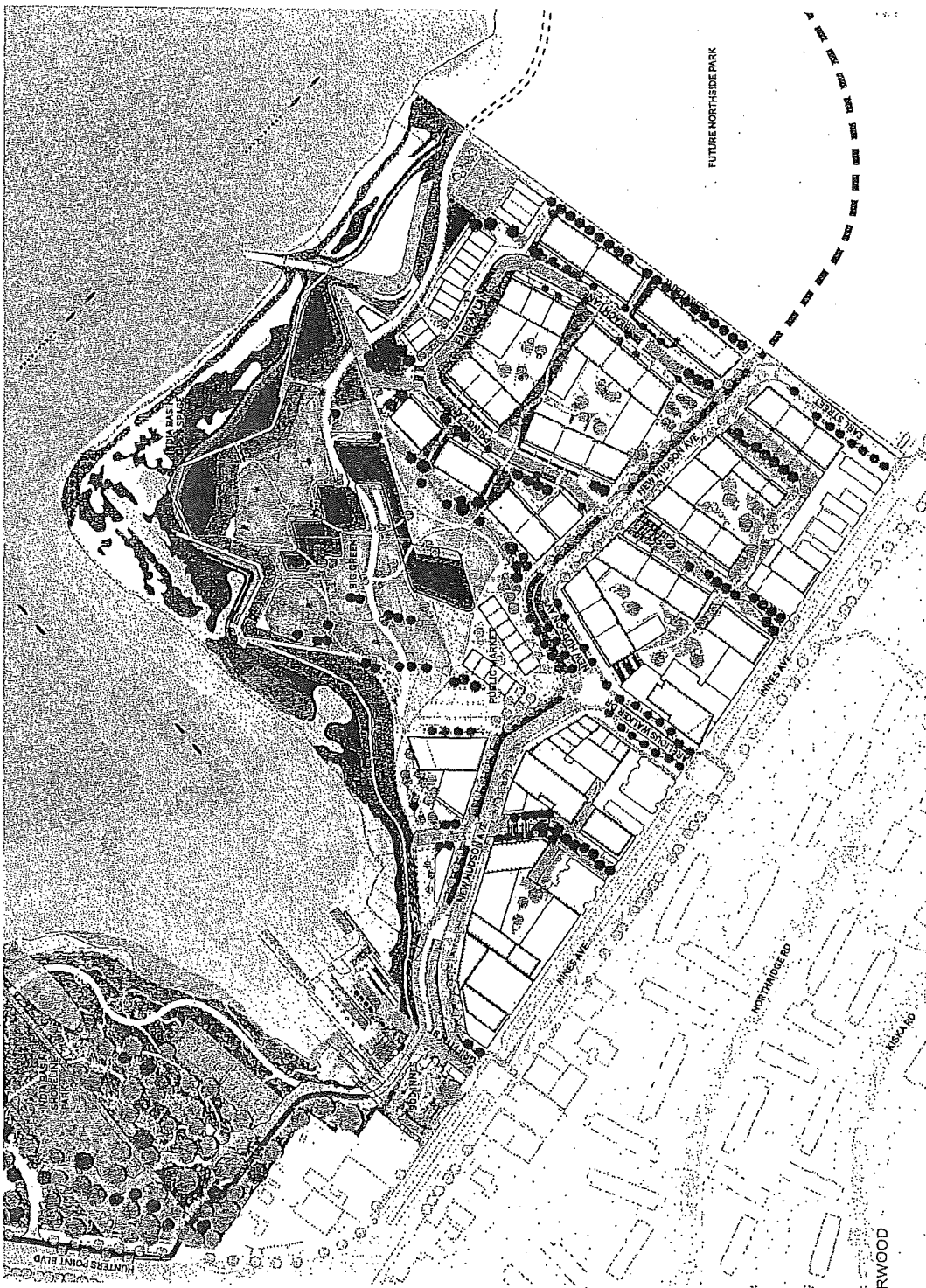
COMPREHENSIVE APPROACH
Continuous Park Network



India Basin Shoreline Park Public Competition



BUILD: | SOM | BIONIC | GEHL | SDE | BKFF | A10



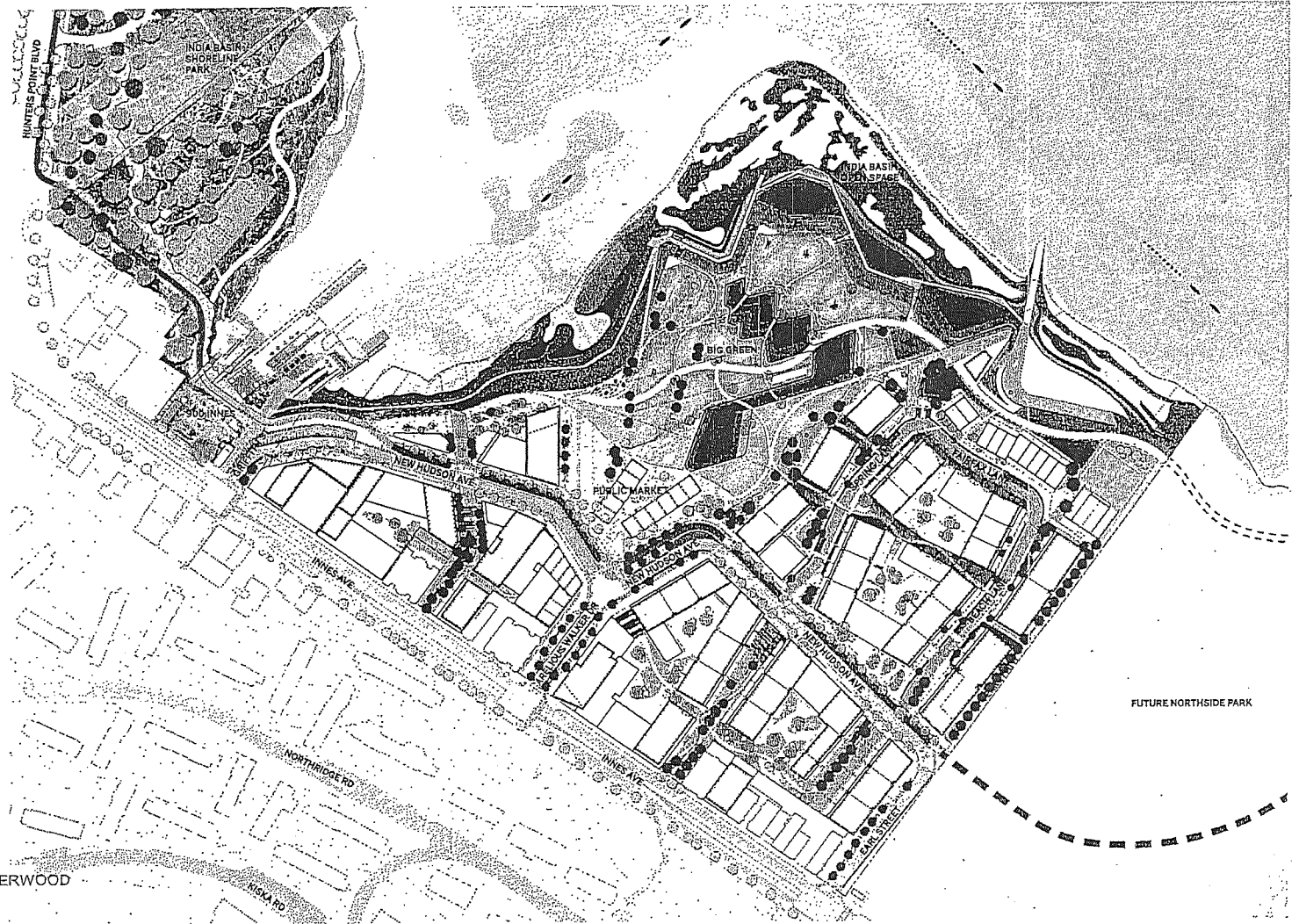
MASTER PLAN

BUILD: | SOM | BIONIC | GEHL STUDIO | SHERWOOD

DEVELOPMENT PROGRAM

Residential
1,575 Units

- 25% Affordable



1101

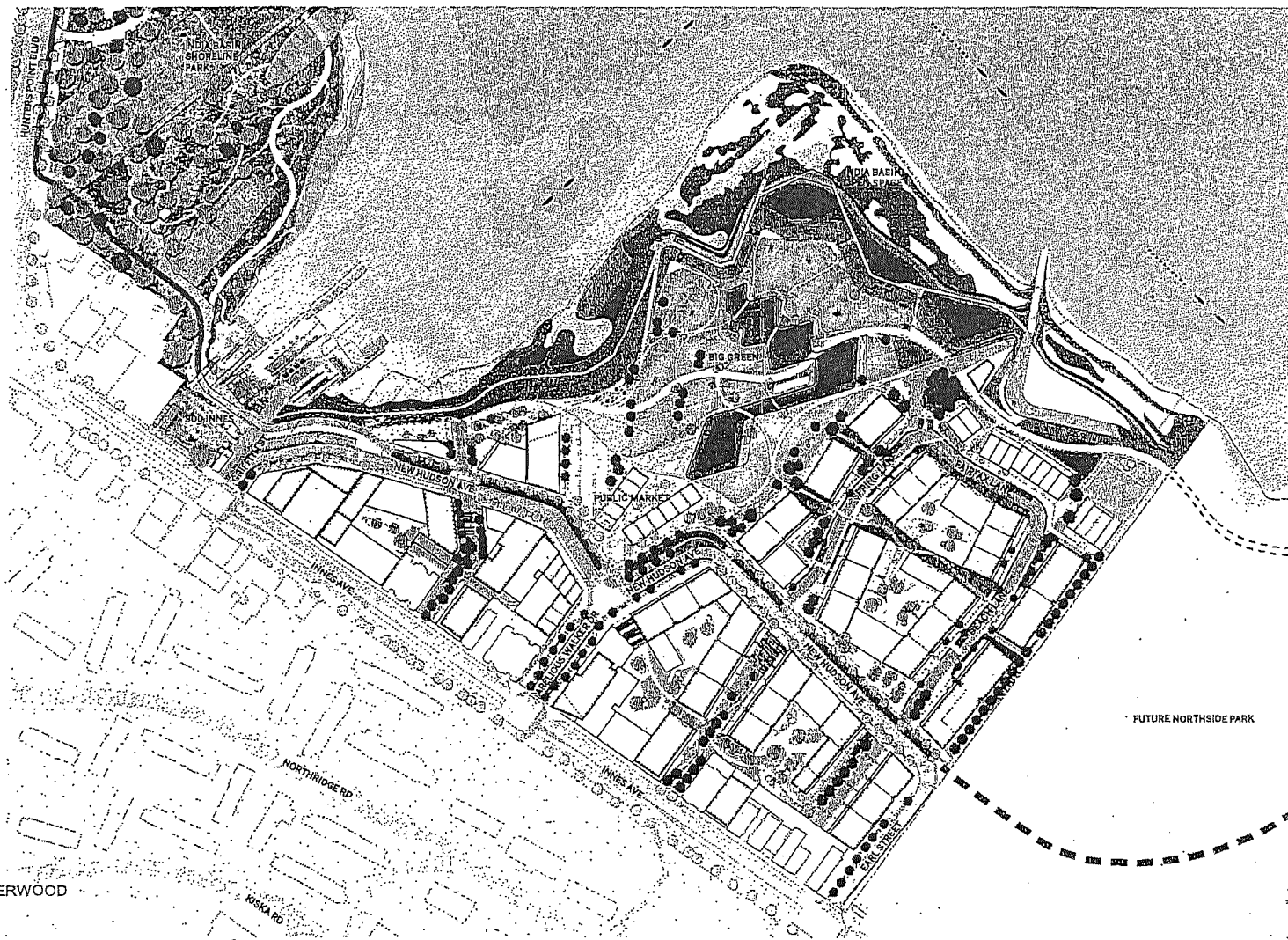
BUILD: | SOM | BIONIC | GEHL STUDIO | SHERWOOD

DEVELOPMENT PROGRAM

Residential
1,575 Units

Neighborhood
Commercial /
Institutional
209,000 GSF

- Grocery Store
- Community Facility
- Childcare Facility
- Neighborhood Serving retail
- Small Professional Office



BUILD: | SOM | BIONIC | GEHL STUDIO | SHERWOOD

DEVELOPMENT PROGRAM

Residential
1,575 Units

Neighborhood
Commercial /
Institutional
209,000 GSF

Open Space -
14 Acres Public Parks
and Open Space

- 5 Acres New Public Park
- 6 Acres Rehabilitated Shoreline
- 3 Acres New Privately Owned Publicly Accessible Open Space



BUILD: | SOM | BIONIC | GEHL STUDIO | SHERWOOD

DEVELOPMENT PROGRAM

Residential
1,575 Units

Neighborhood
Commercial /
Institutional
209,000 GSF

Open Space
14 Acres Public Parks
and Open Space

Parking
Up to 1,800 Spaces

- Up to 1575 Residential Spaces
- Approx. 225 Public Spaces



BUILD: | SOM | BIONIC | GEHL STUDIO | SHERWOOD

URBAN FORM
Tapering Toward Shoreline



BUILD | ISOM | IDIONIC | GEPL STUDIO | SHERWOOD

ACTIVE GROUND FLOOR USES

1106

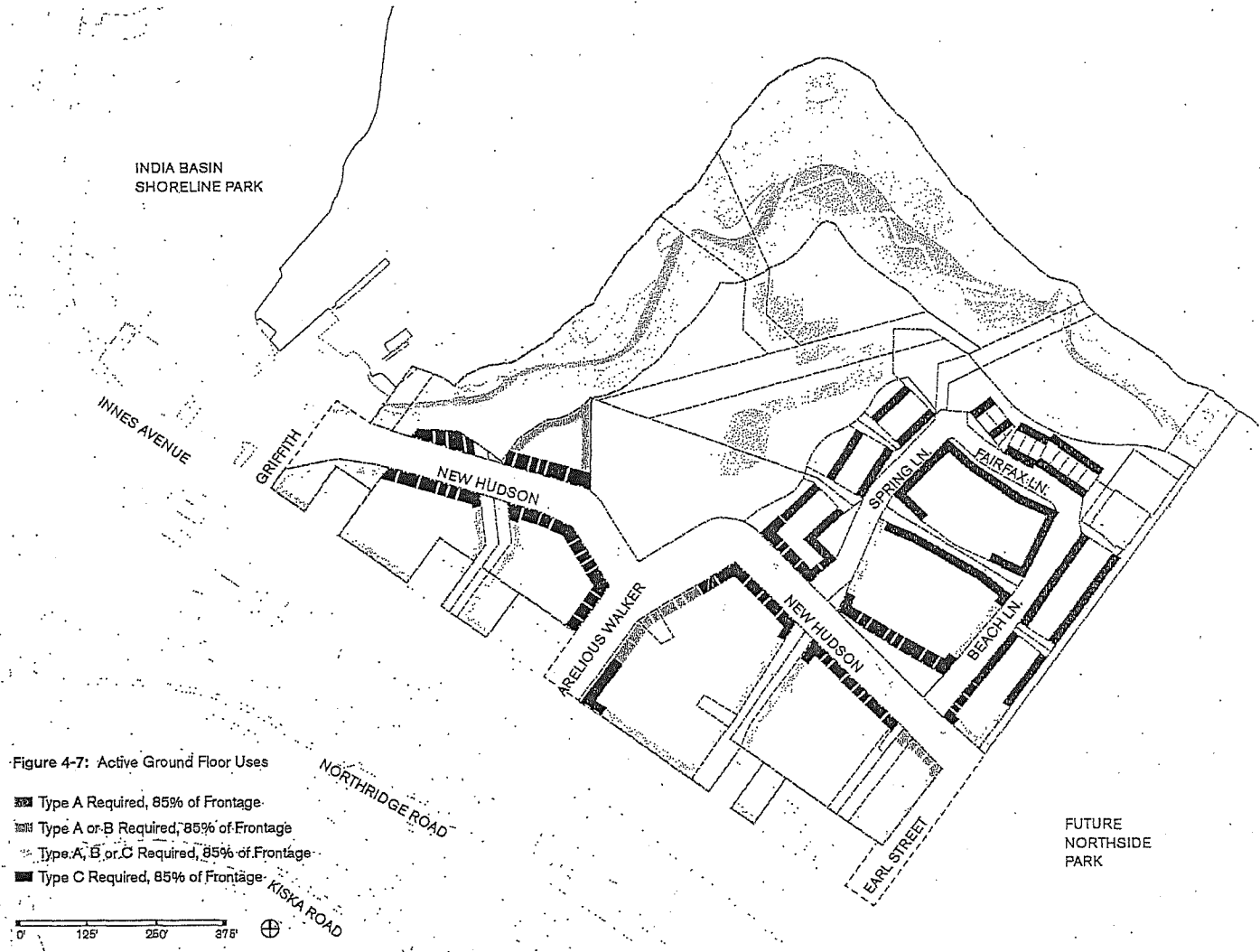
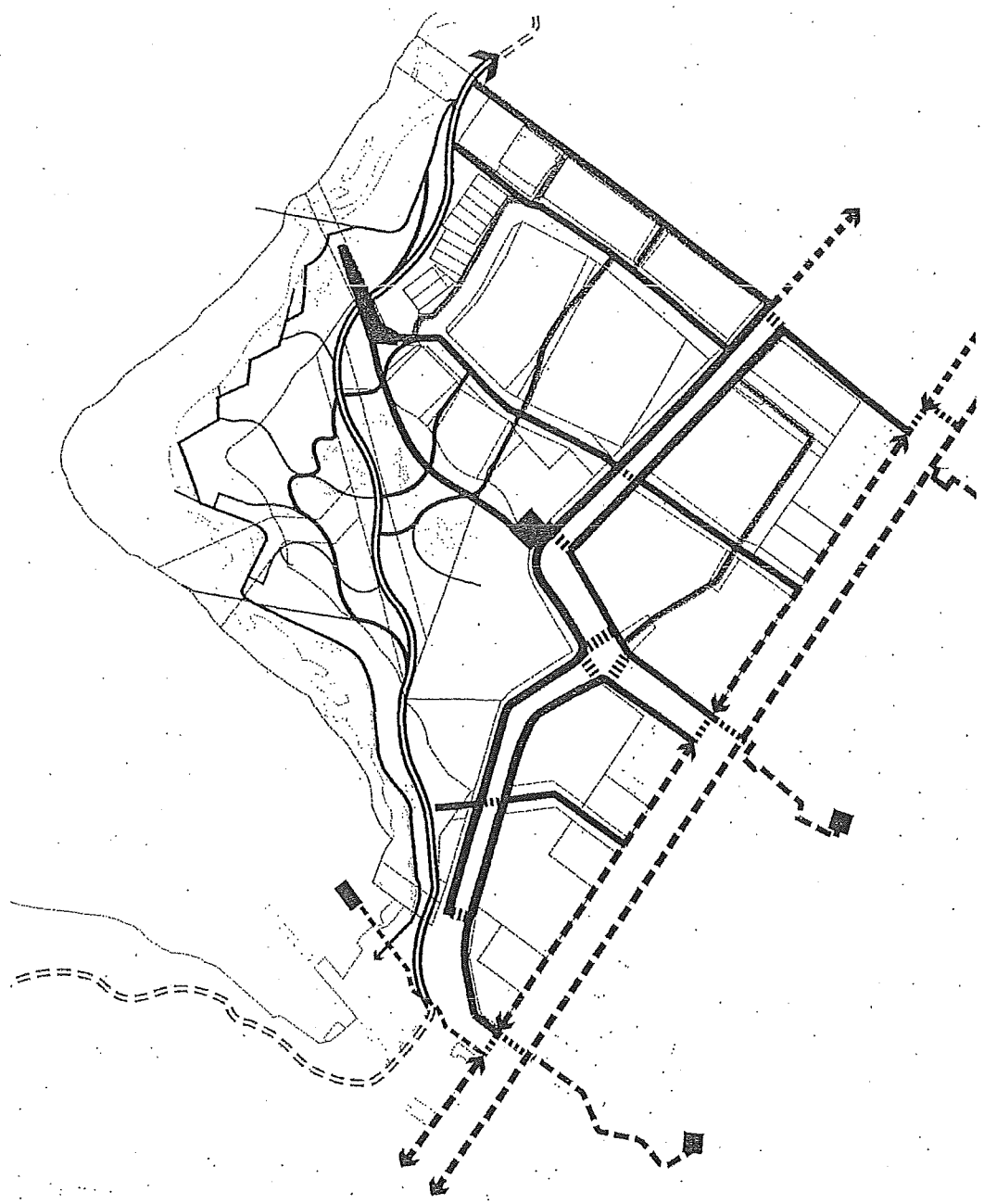


Figure 4-7: Active Ground Floor Uses

DIVERSE
PEDESTRIAN
NETWORK



BICYCLE NETWORK

1108

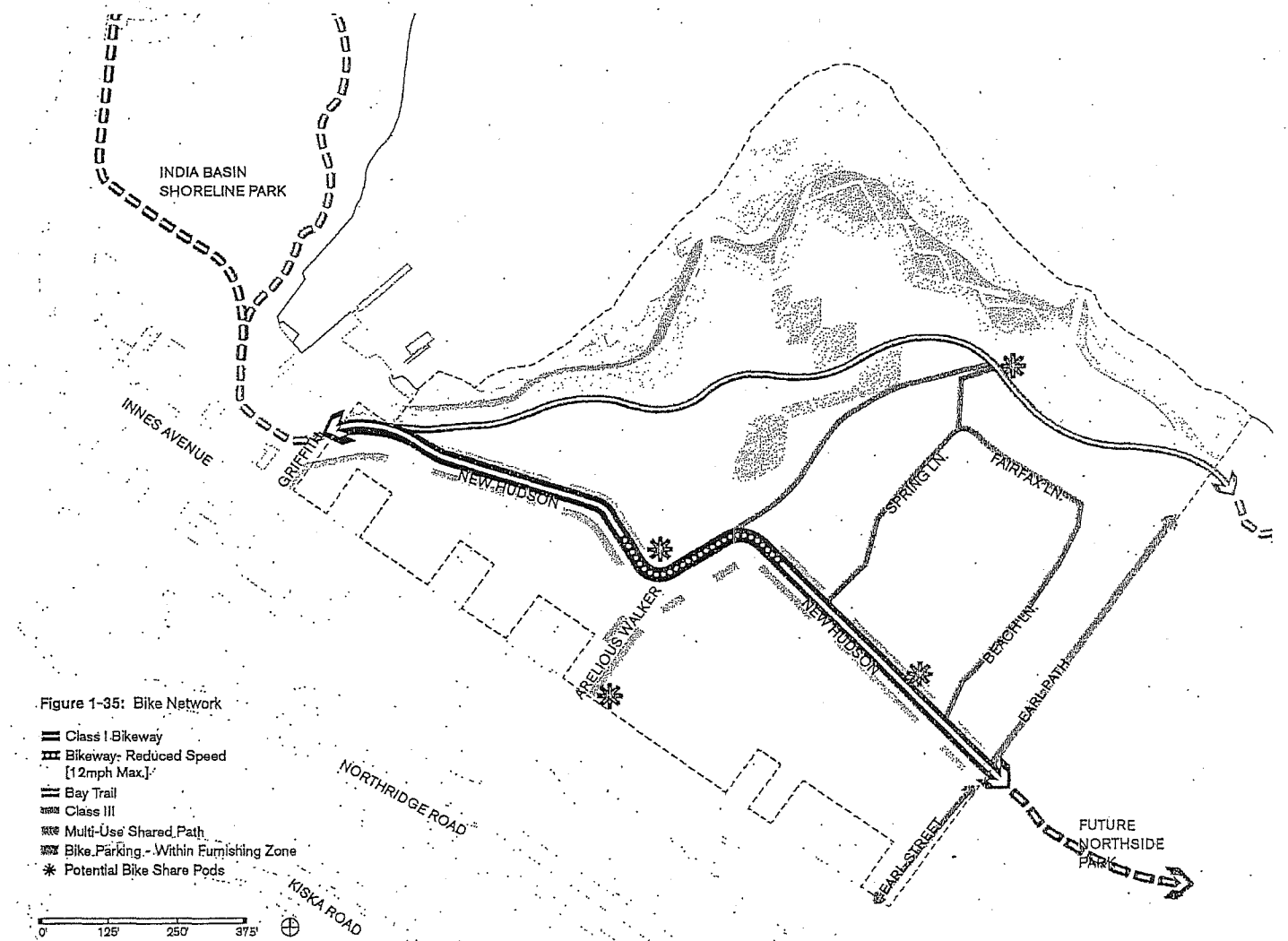


Figure 1-35: Bike Network

- ▬▬ Class I Bikeway
- ▬▬ Bikeway - Reduced Speed [12mph Max.]
- ▬▬ Bay Trail
- ▬▬ Class III
- ▬▬ Multi-Use Shared Path
- ▬▬ Bike Parking - Within Furnishing Zone
- * Potential Bike Share Pods

BUILD: | SOM | BIONIC | GEHL | SDE | BKF | A10

DISTRICT SUSTAINABILITY AND RESILIENCE

WATER: 100% non-potable demands met

District-wide treatment system provides recycled water to meet all non-potable demands

ENERGY: Net Zero Public Realm

Lighting, water treatment and vehicle charging are all part of net zero public realm

STORMWATER: 100% on-site treatment

Treatment integrated into Big Green provides amenity and low-energy management solution

RESILIENT SHORELINE

Coastal adaptation to sea level rise and changing habitat

HIGH PERFORMANCE BUILDINGS

Energy performance which exceeds Title 24 requirements and use of all-electric heating and hot water to reduce greenhouse gas (GHG) emissions

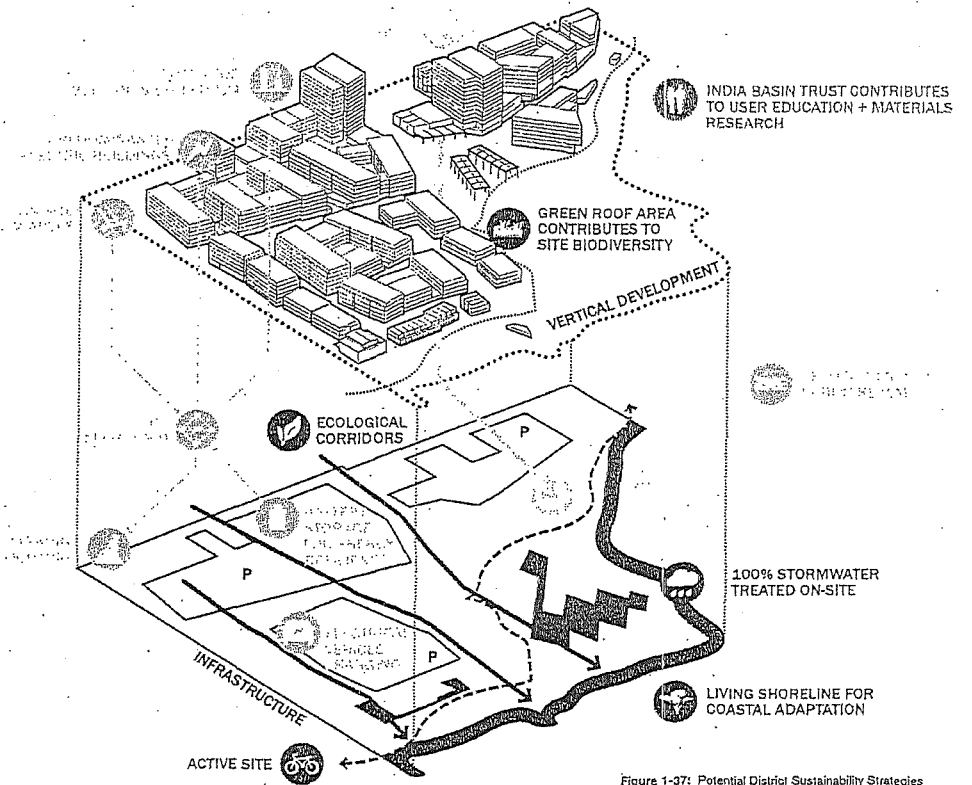
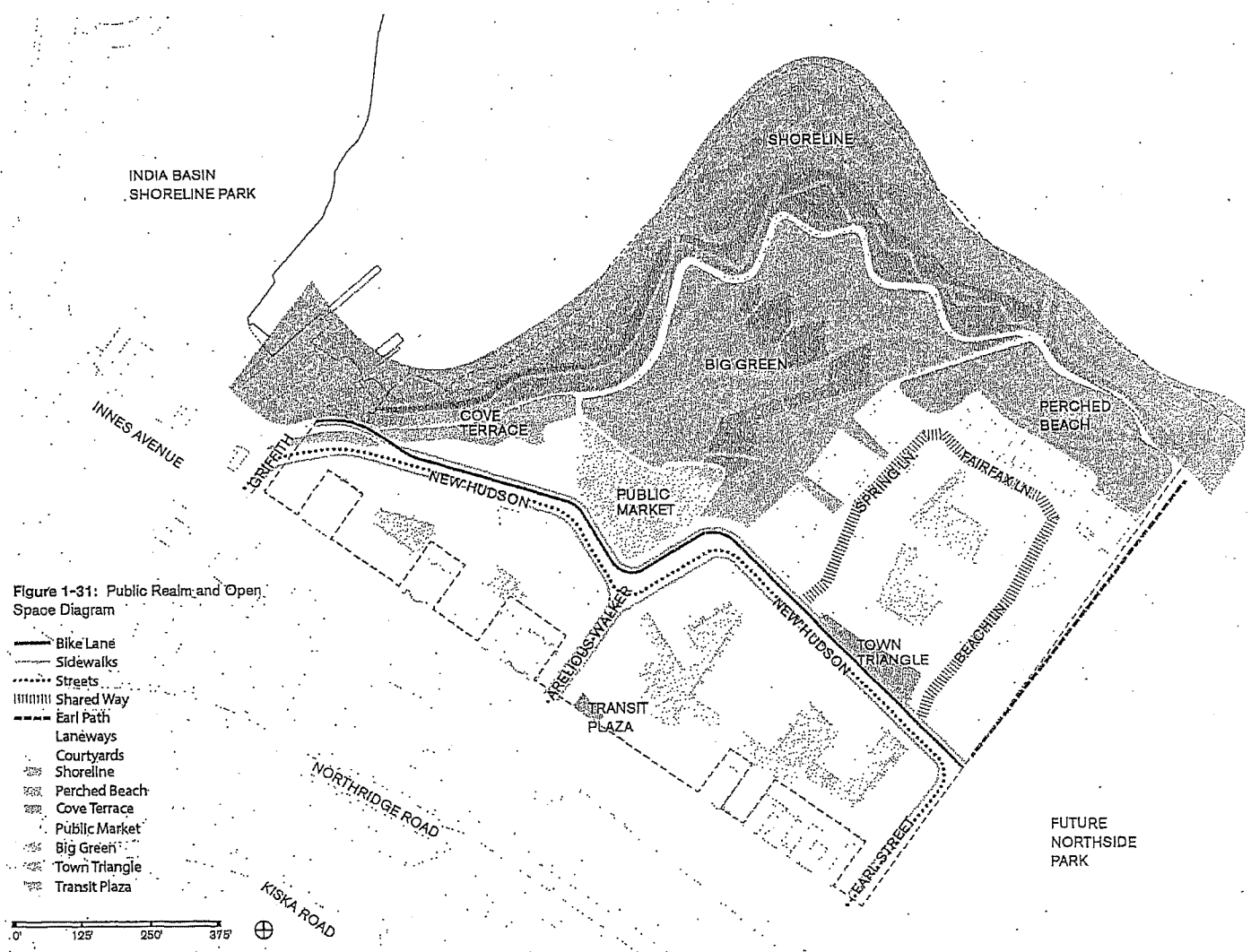


Figure 1-37: Potential District Sustainability Strategies

DIVERSE PUBLIC REALM & OPEN SPACE

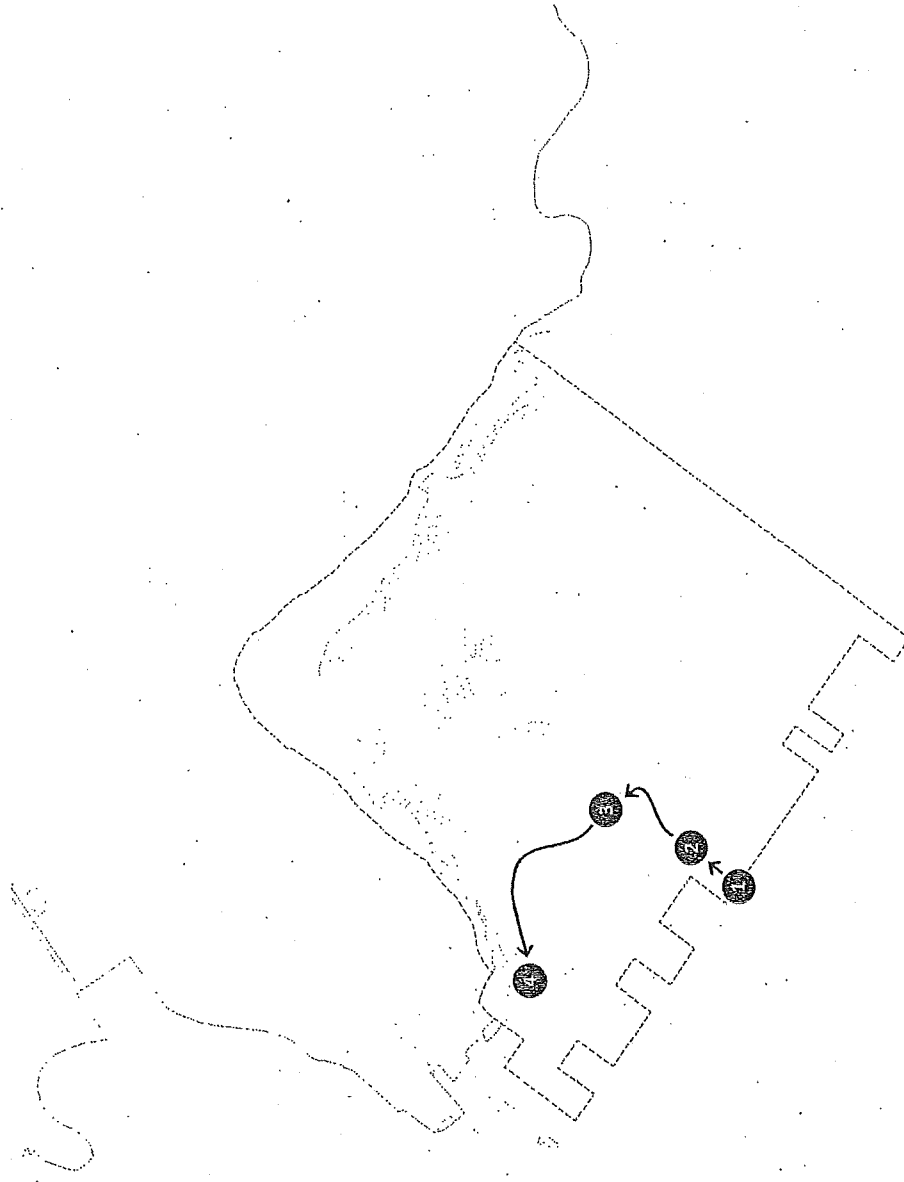
1110

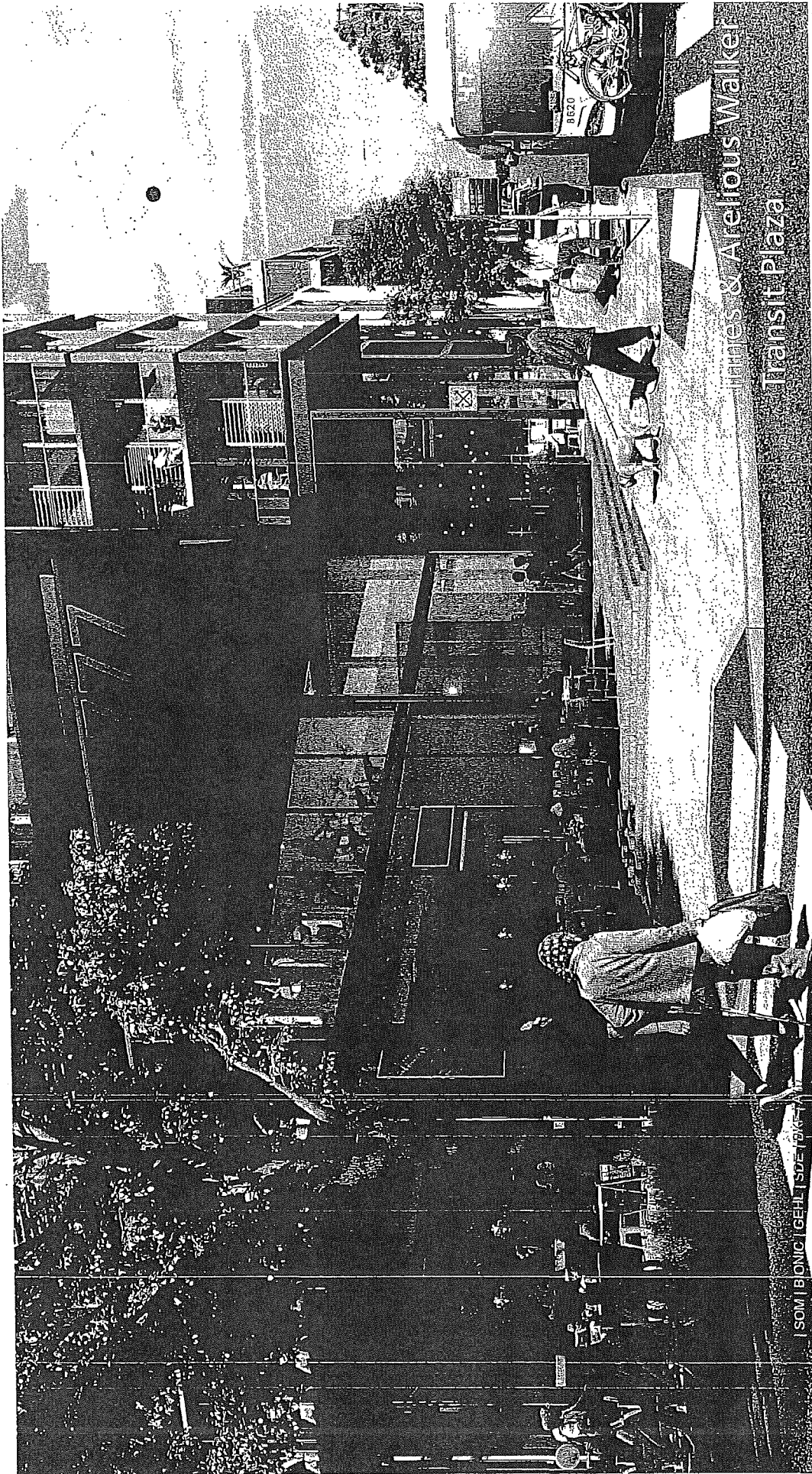


BUILD: | SOM | BIONIC | GEHL | SDE | BKF | A10

FUTURE
NORTHSIDE
PARK

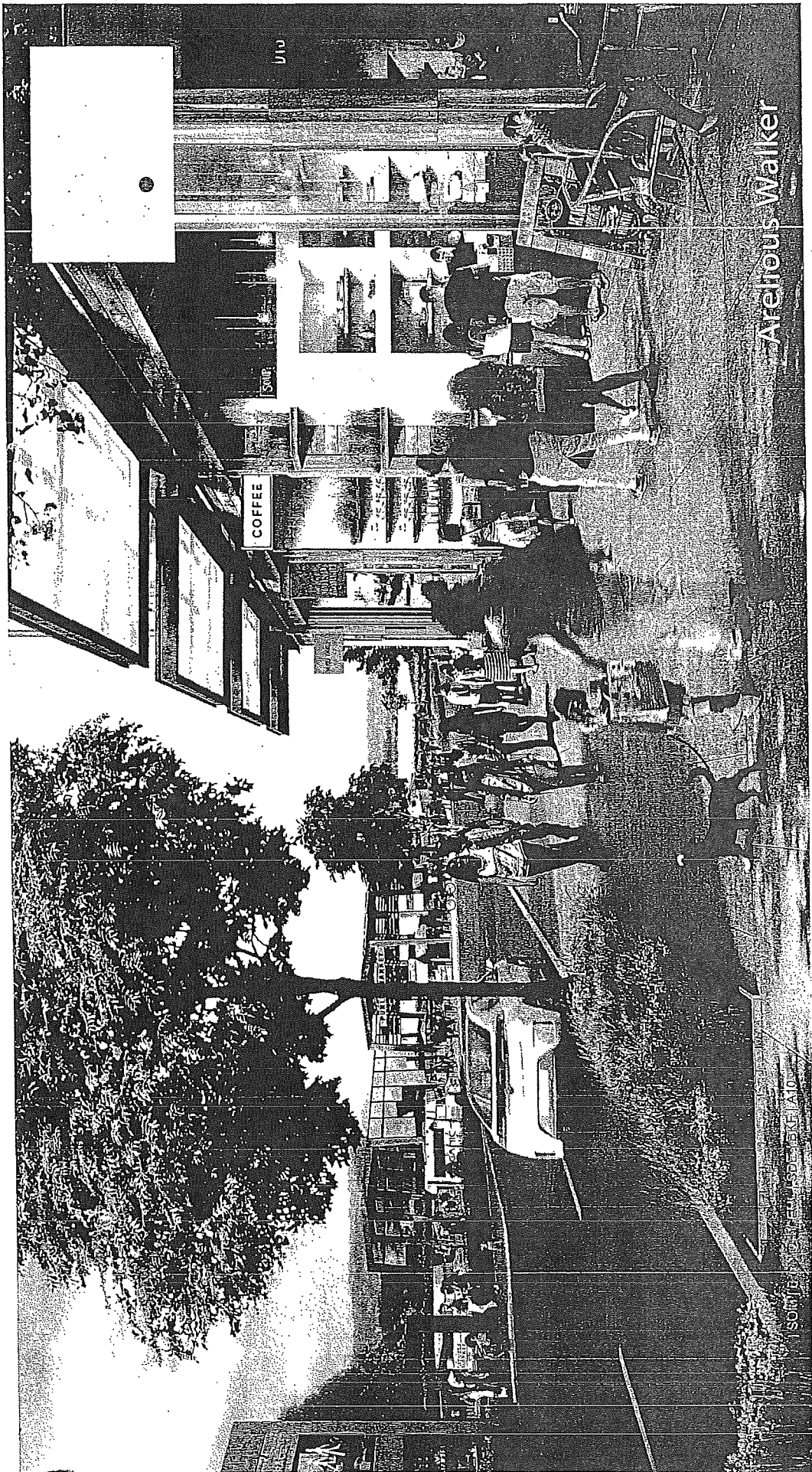
ARRIVAL EXPERIENCE



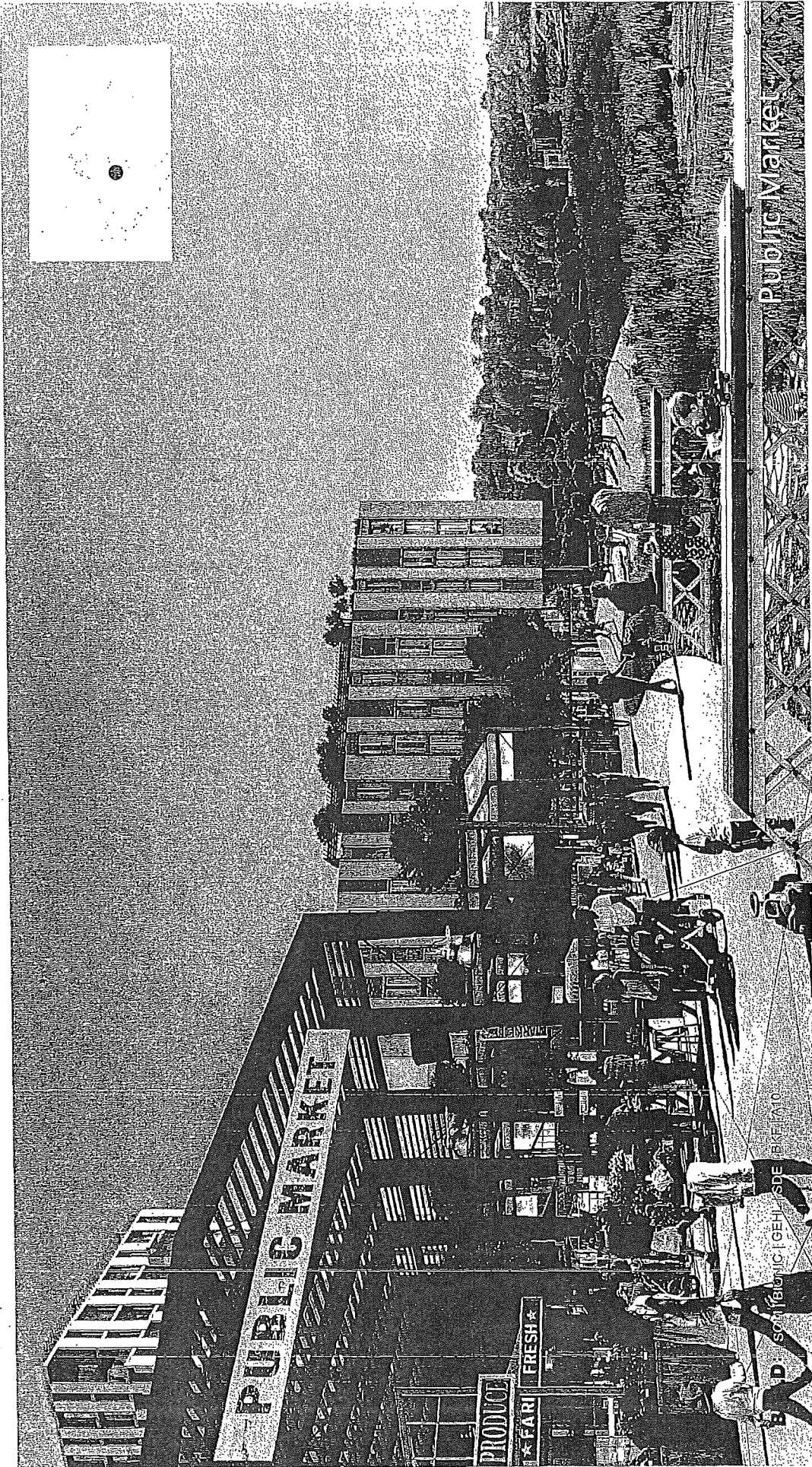


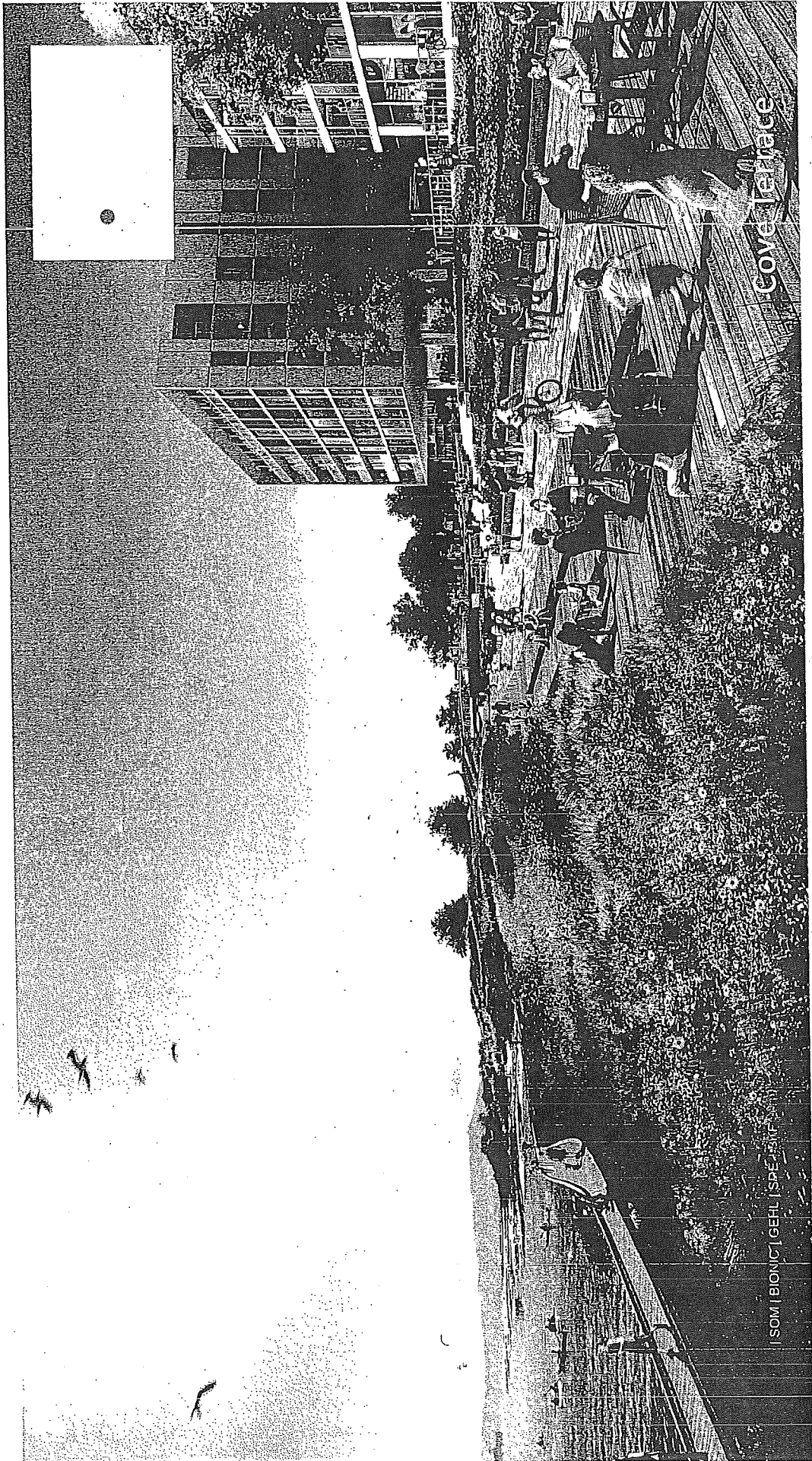
James & Arellous Walker
Transit Plaza

| SOM | BIONIC | GEHL | SDE | TOK



Arellous Walker

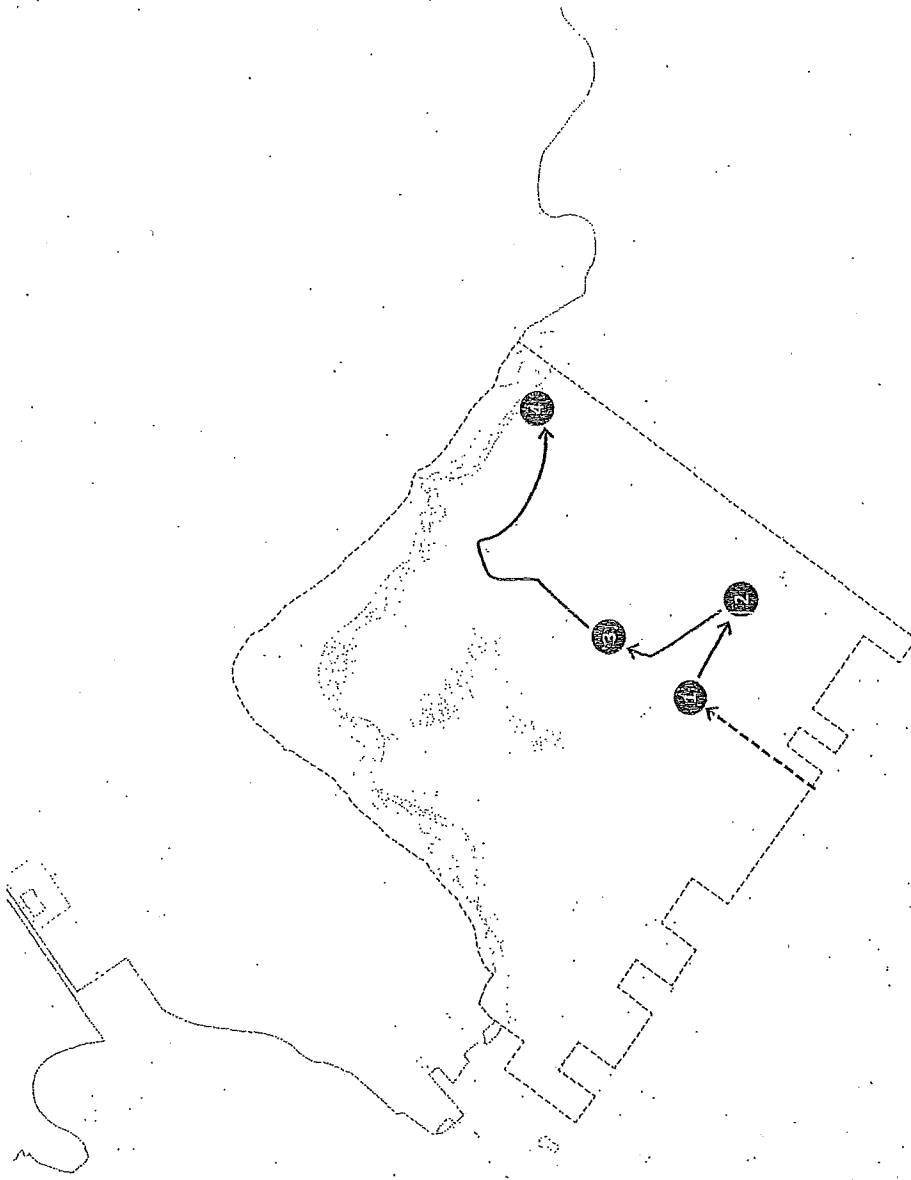




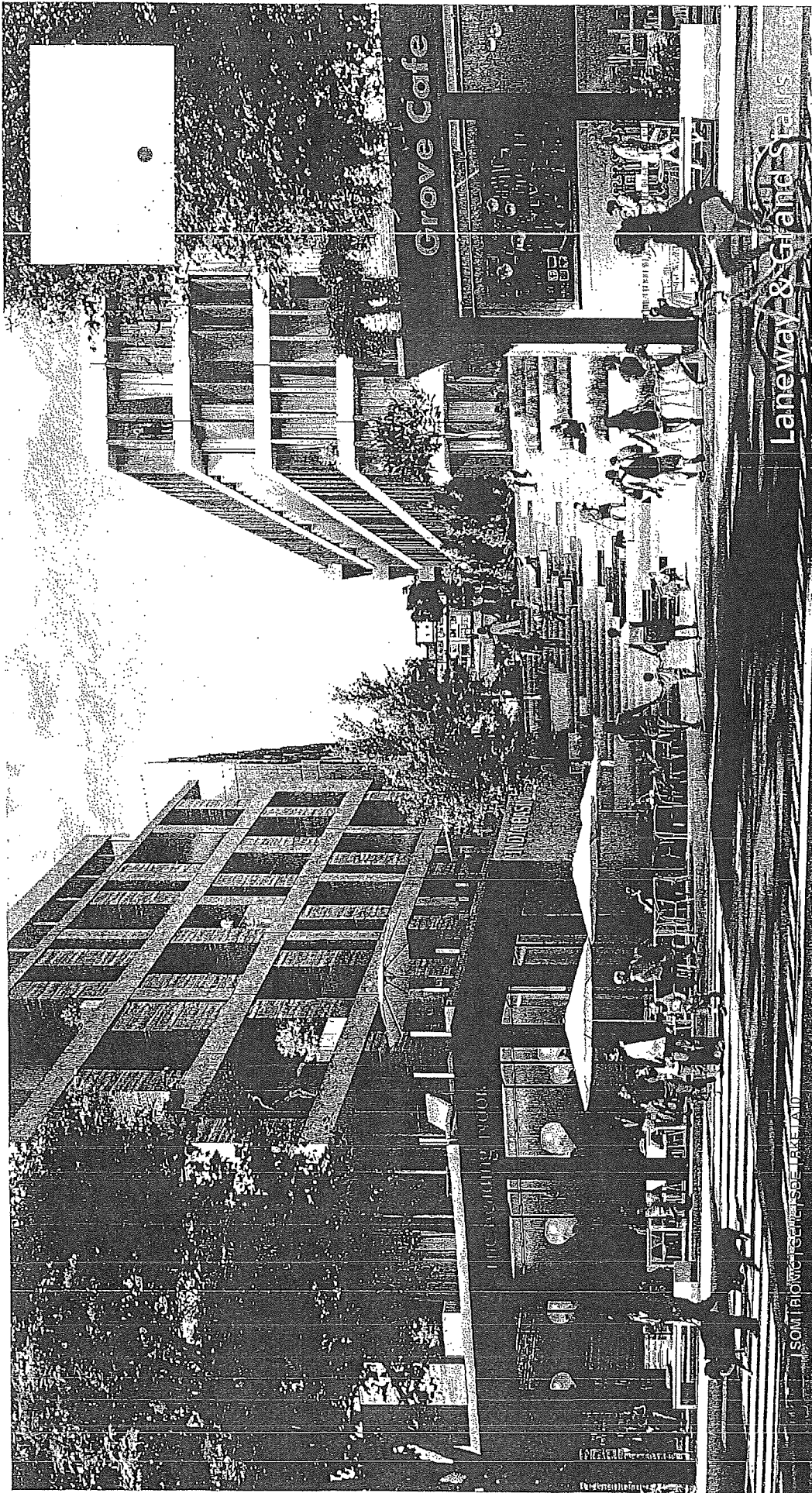
Cover Terrace

| SOM | BIONIC | GEHL | SPEER

APPROACHING
THE BEACH

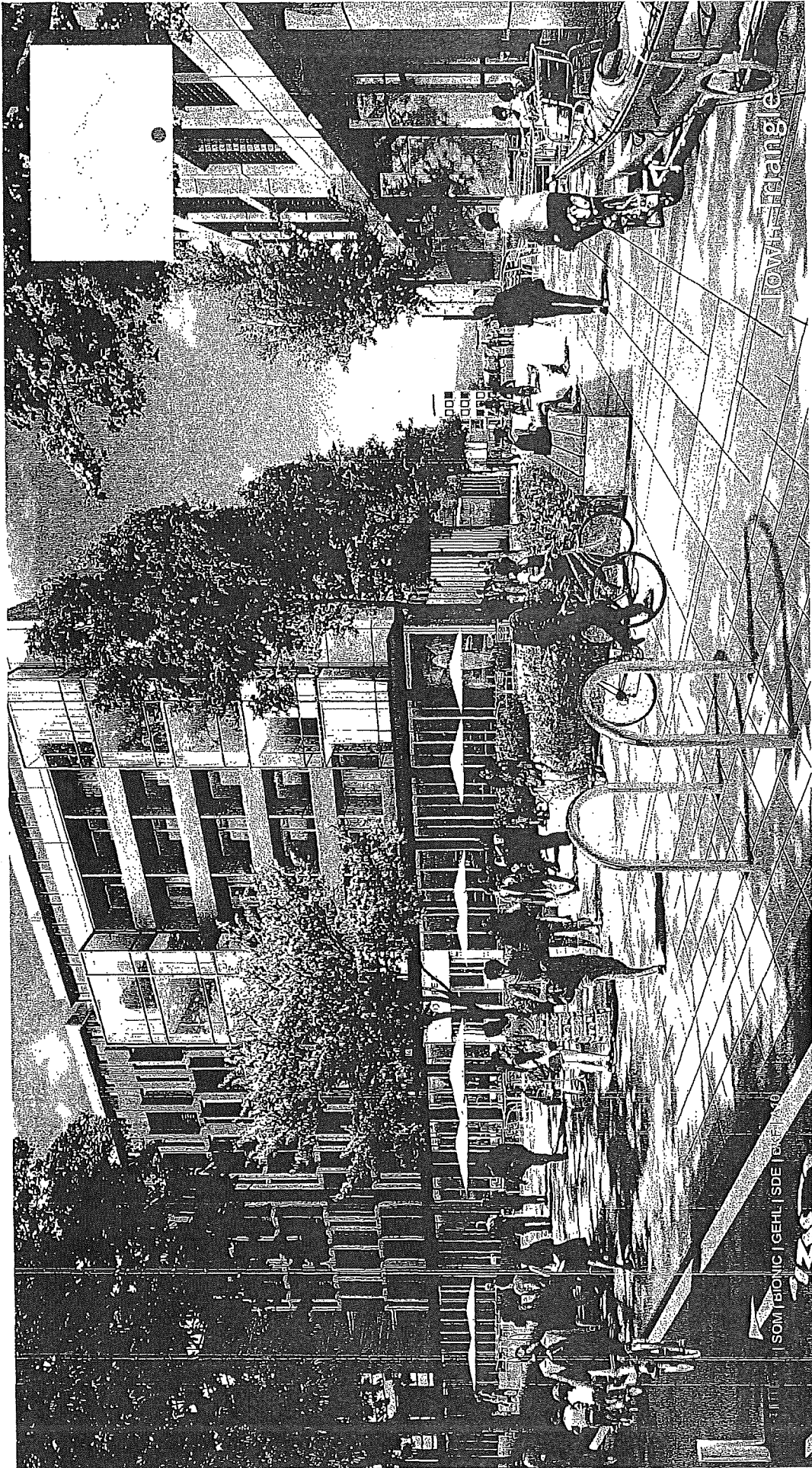


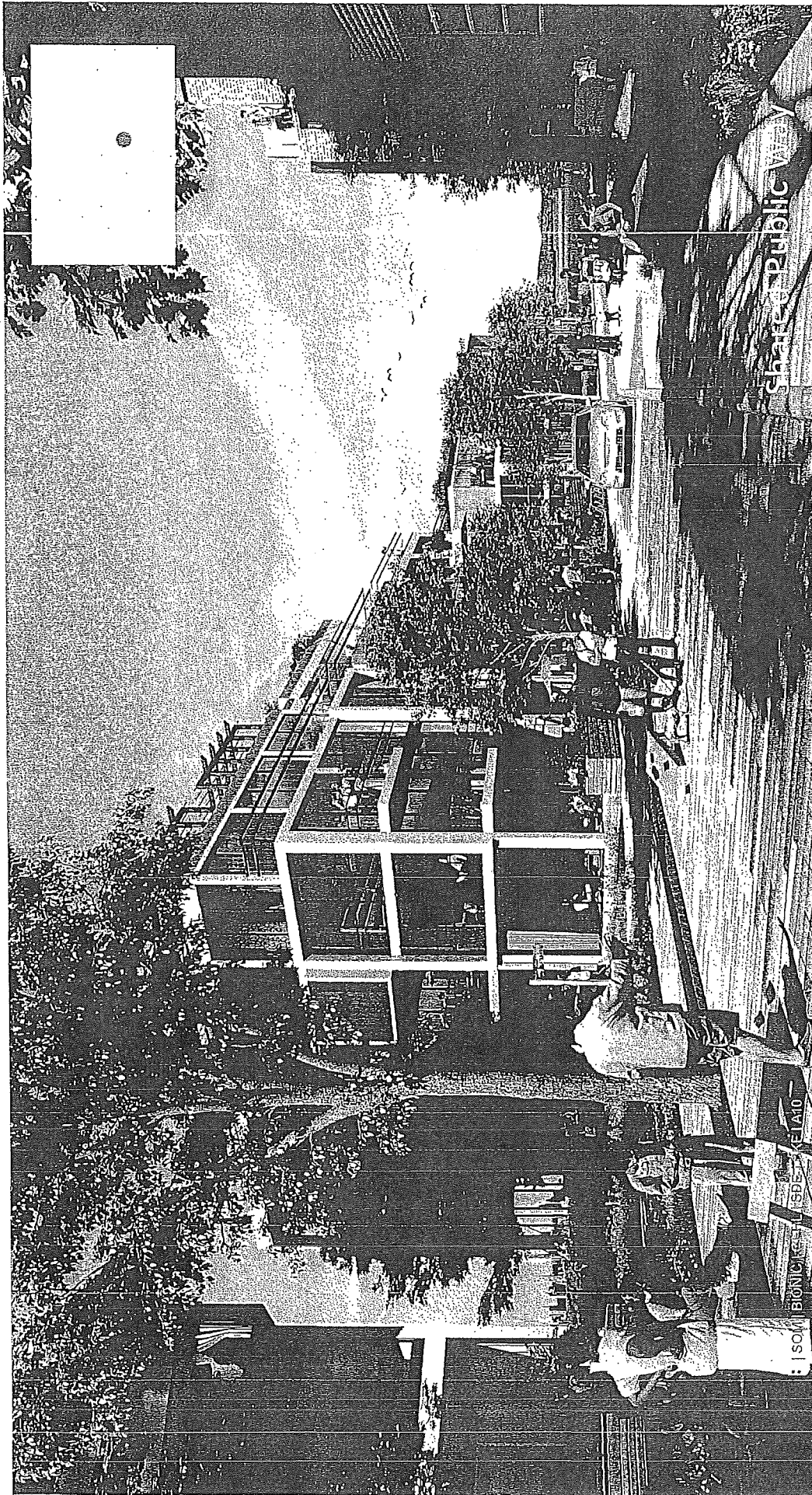
BUILD: | SOM | BIONIC | GEHL | SDE | BKF | A10



Laneway & Grand Stairs

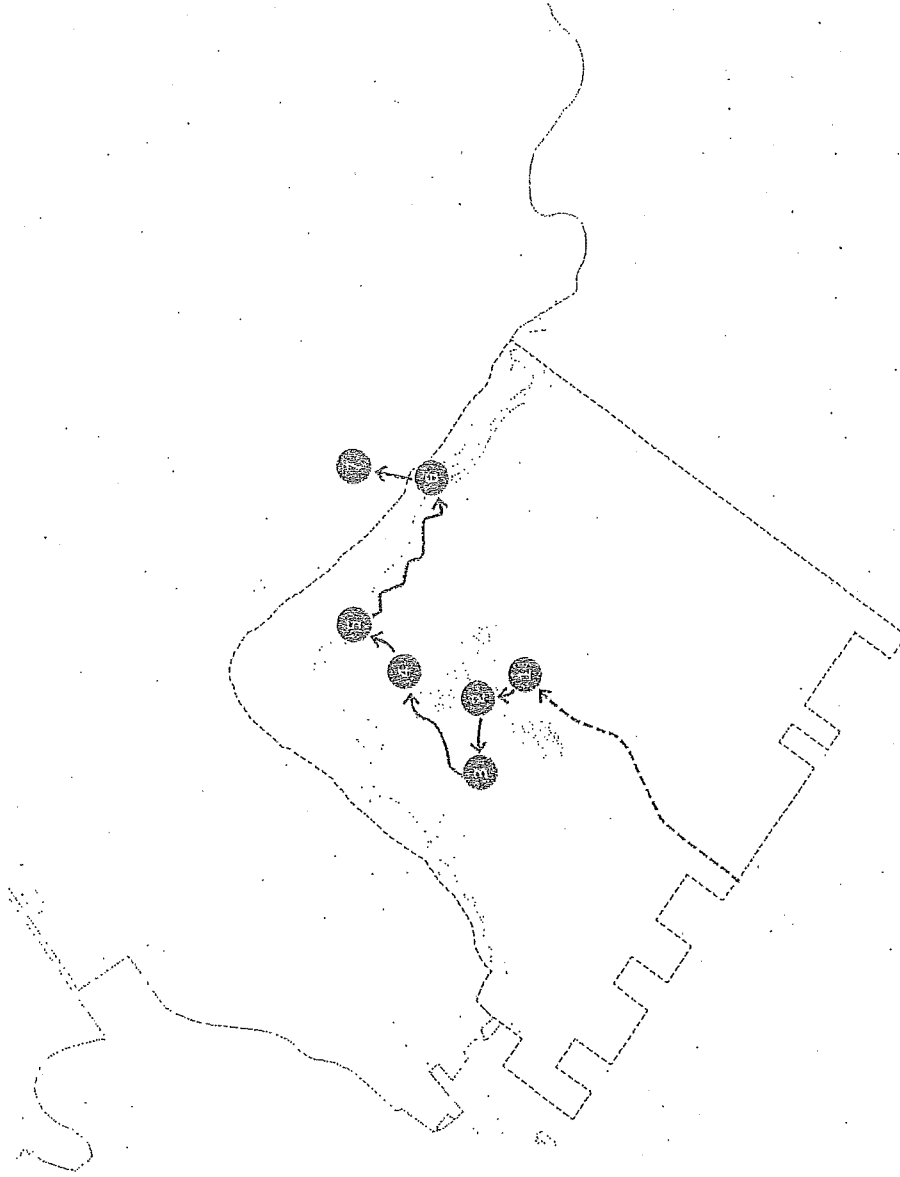
SOMITBIORICPEREISSERKSTAND



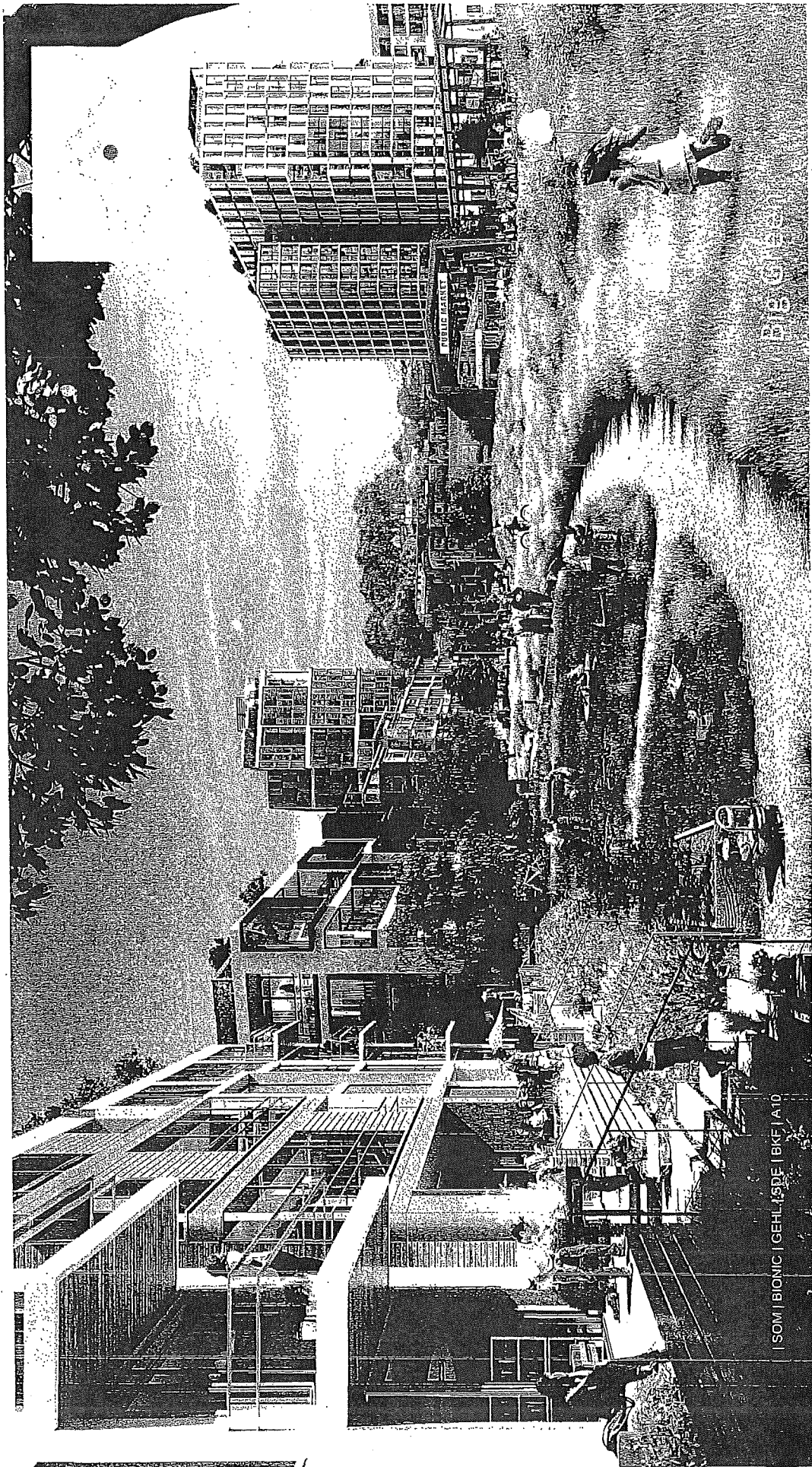




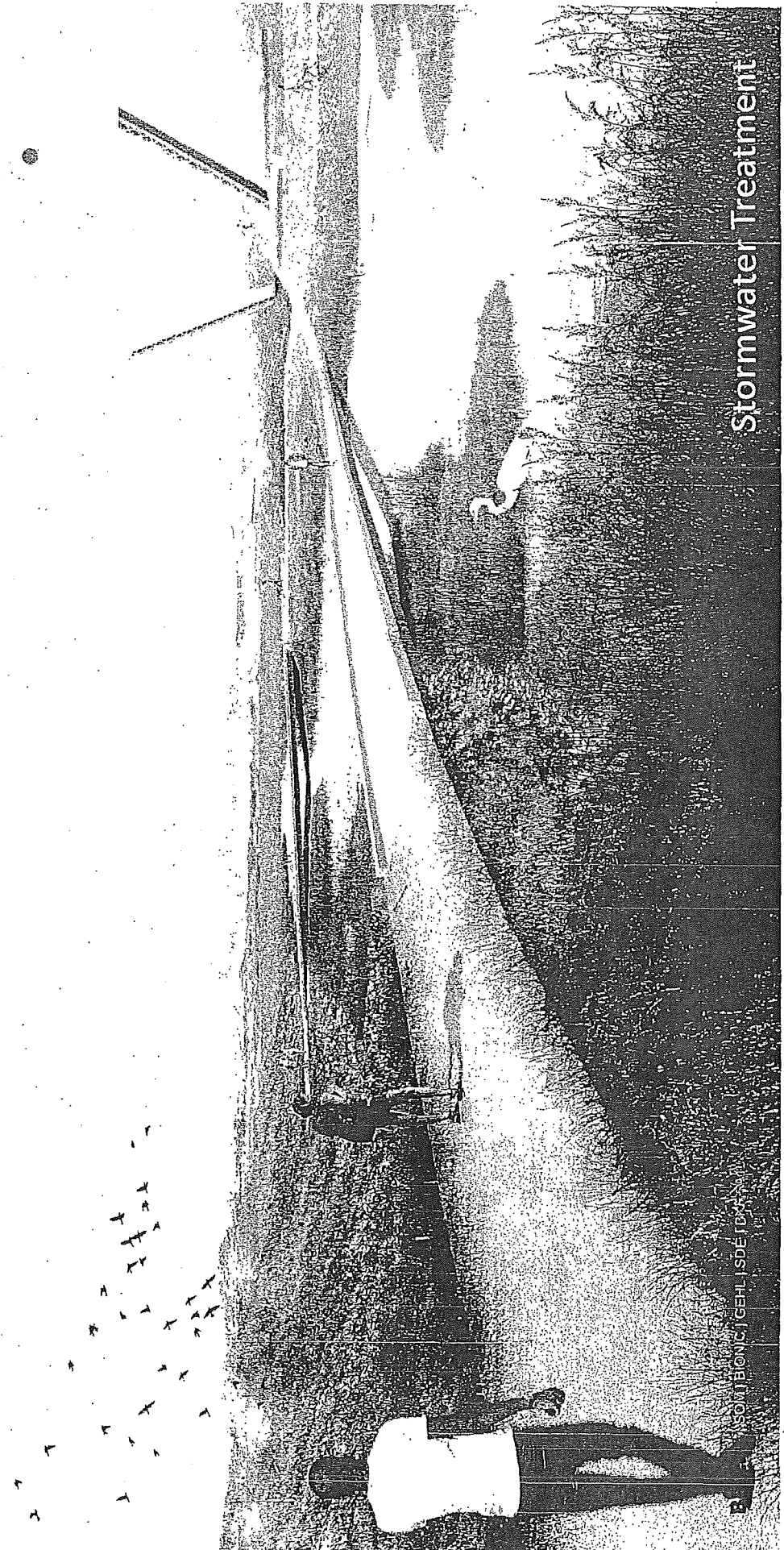
THE BIG GREEN & SHORELINE



BUILD: | SOM | BIONIC | GEHL | SDE | BKF | A10

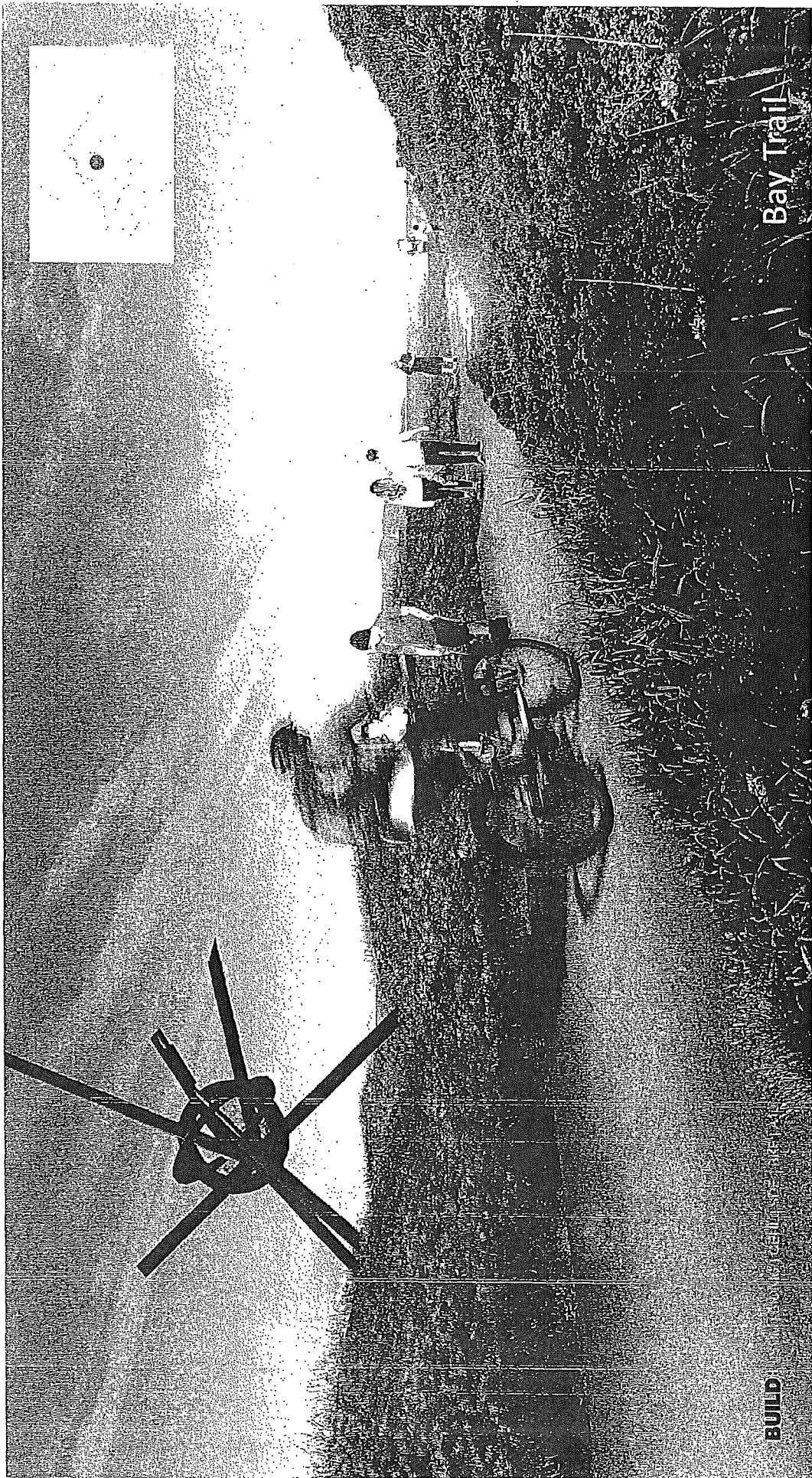


| SOM | BIONIC | GEHL | SDE | BKF | A10



Stormwater Treatment

COMI BIONIC / GEHL / SDE / DPA



BUILD

THE FUTURE

OF THE

TRAIL

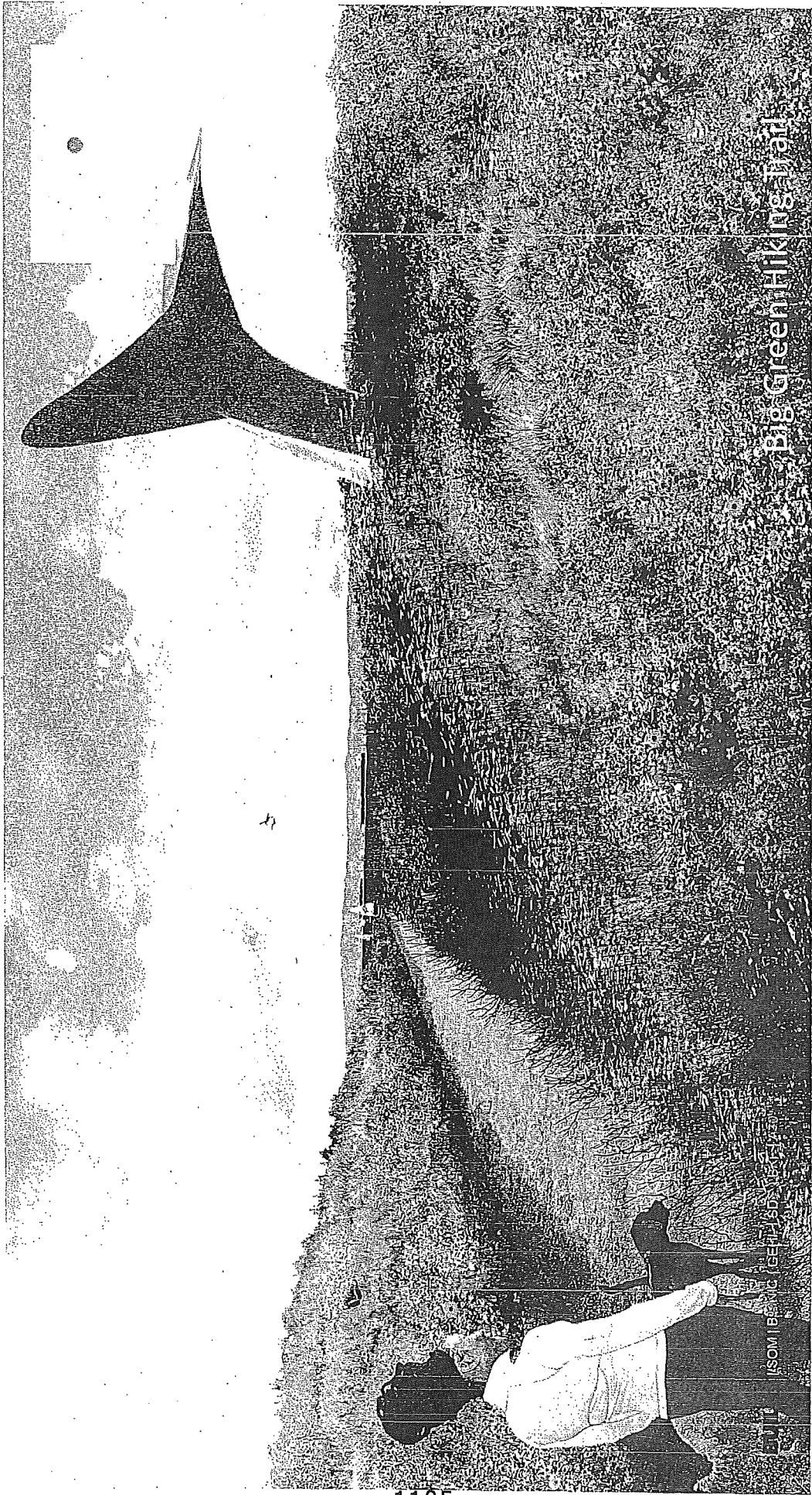
TO

THE

TRAIL

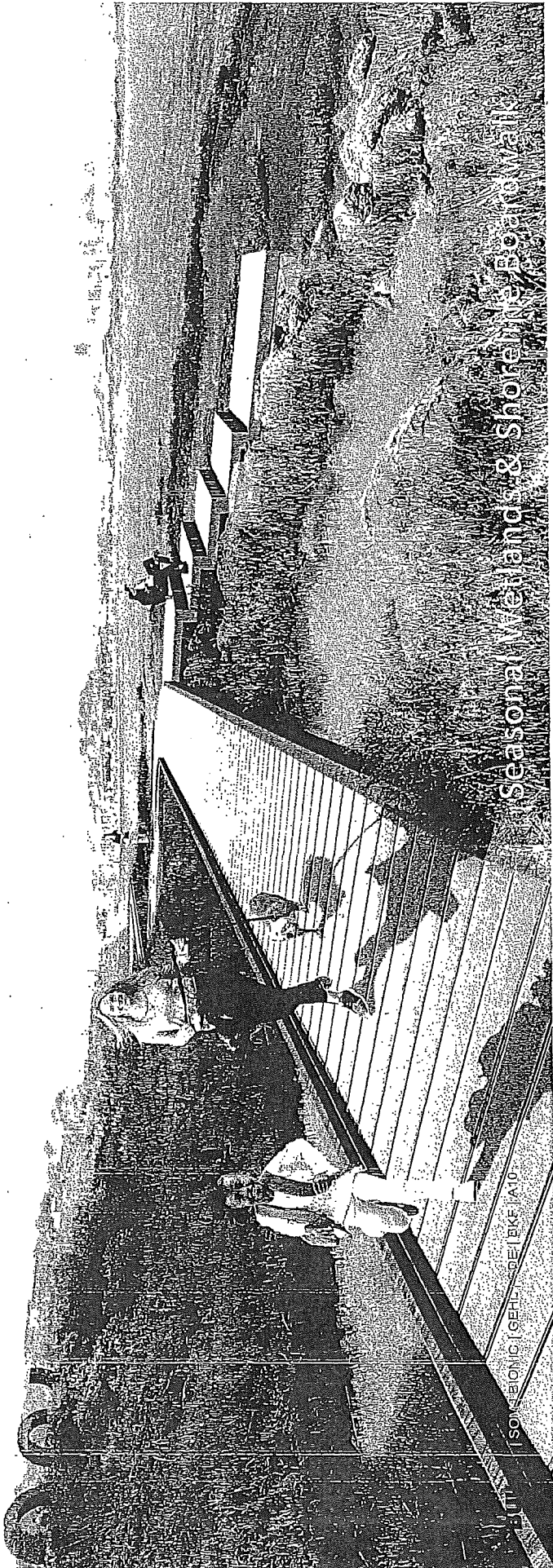
TO

THE



Big Green Hiking Trail

(SOM) BENTON & BOWLES

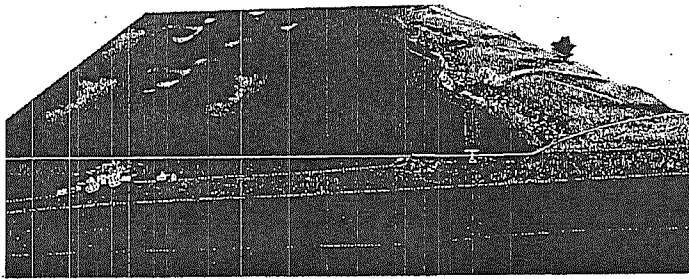


PHOTOGRAPH BY GARY W. BIRKHEAD

Seasonal Wetland & Shoreline Boardwalk

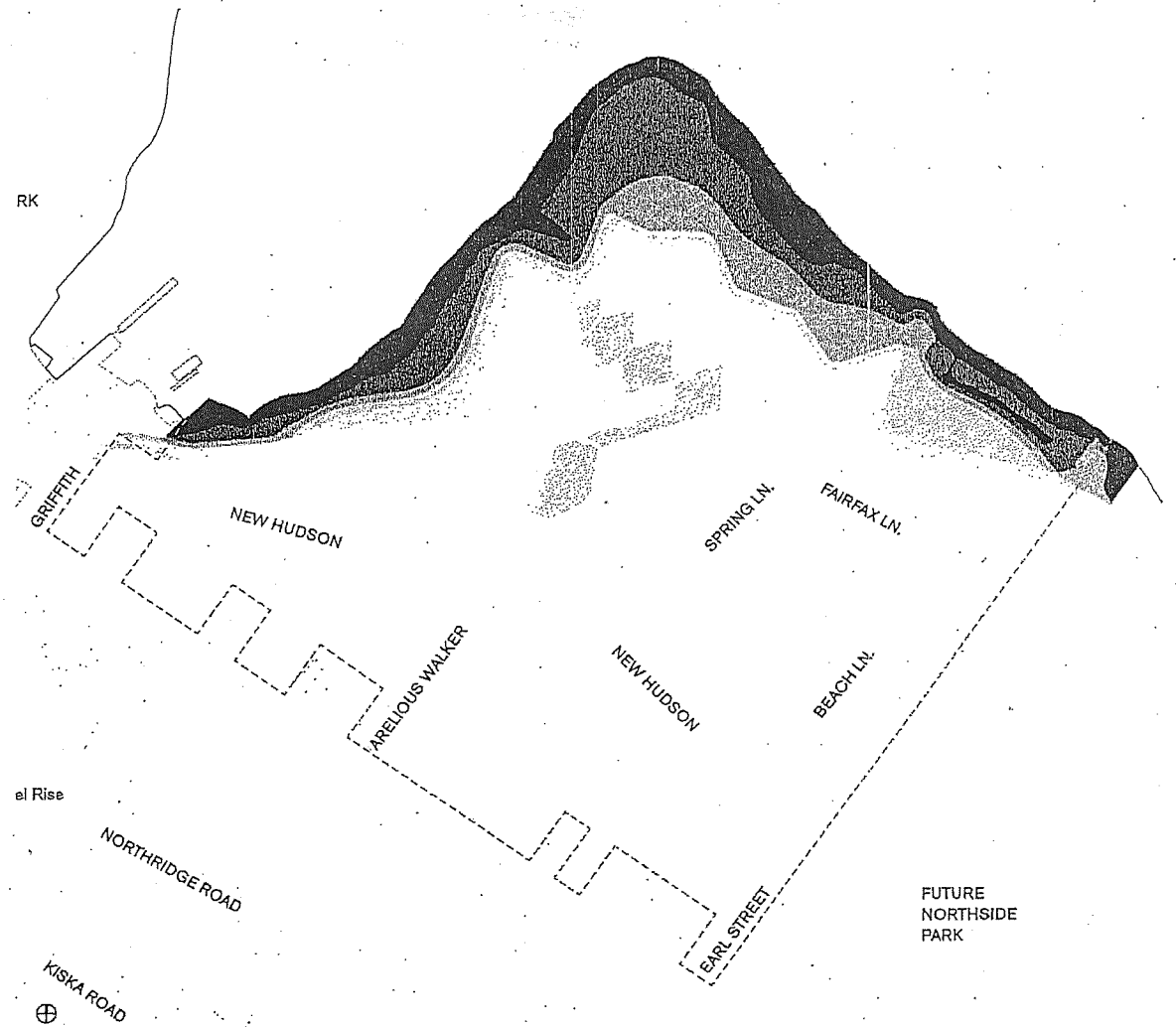
SEA LEVEL RISE Shoreline Improvements

1127



Infrastructure and amenities along shoreline designed to be resilient through at least 100 years of sea level rise.

BUILD: | SOM | BIONIC | GEHL | SDE | BKF | A10

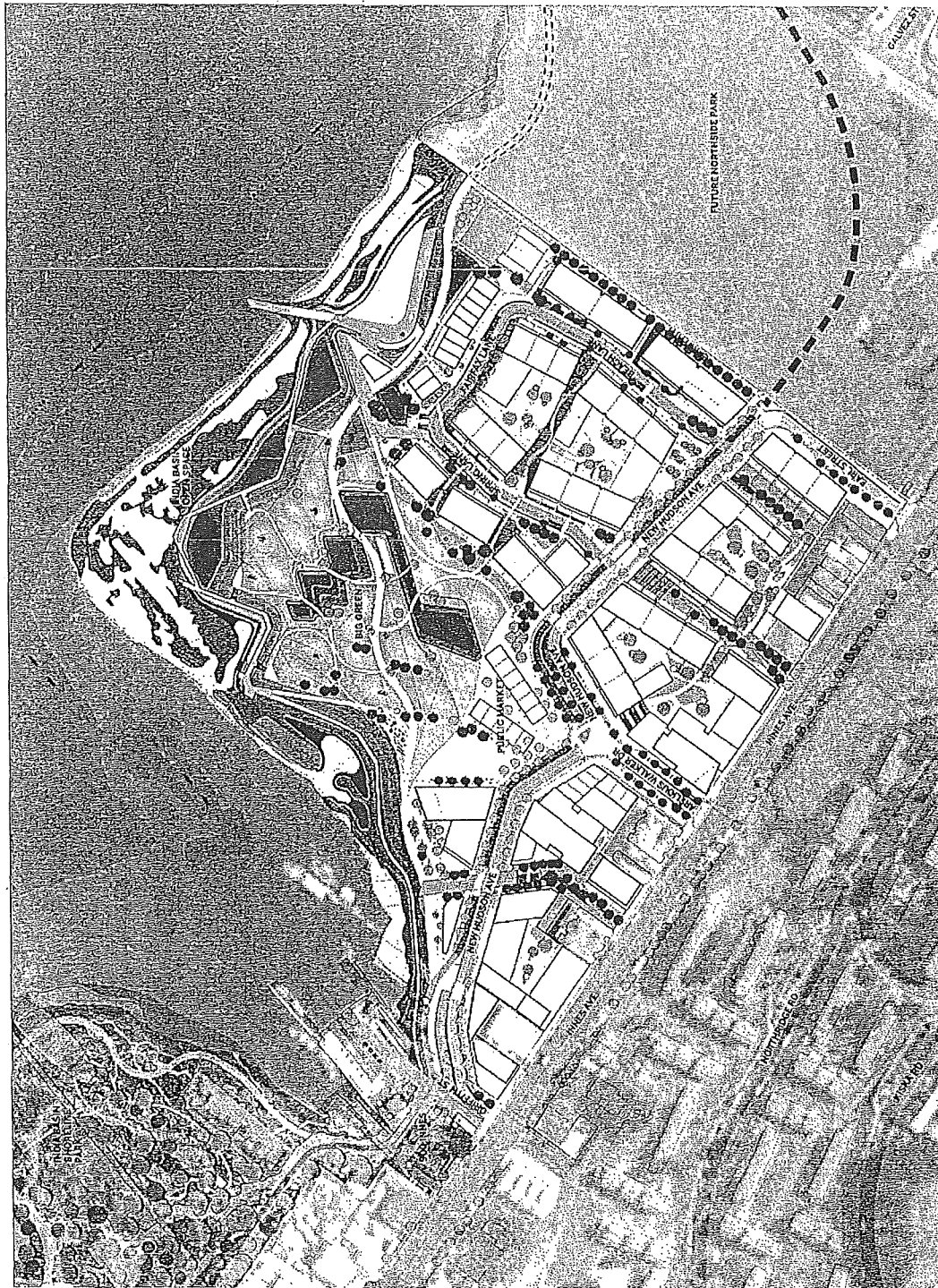




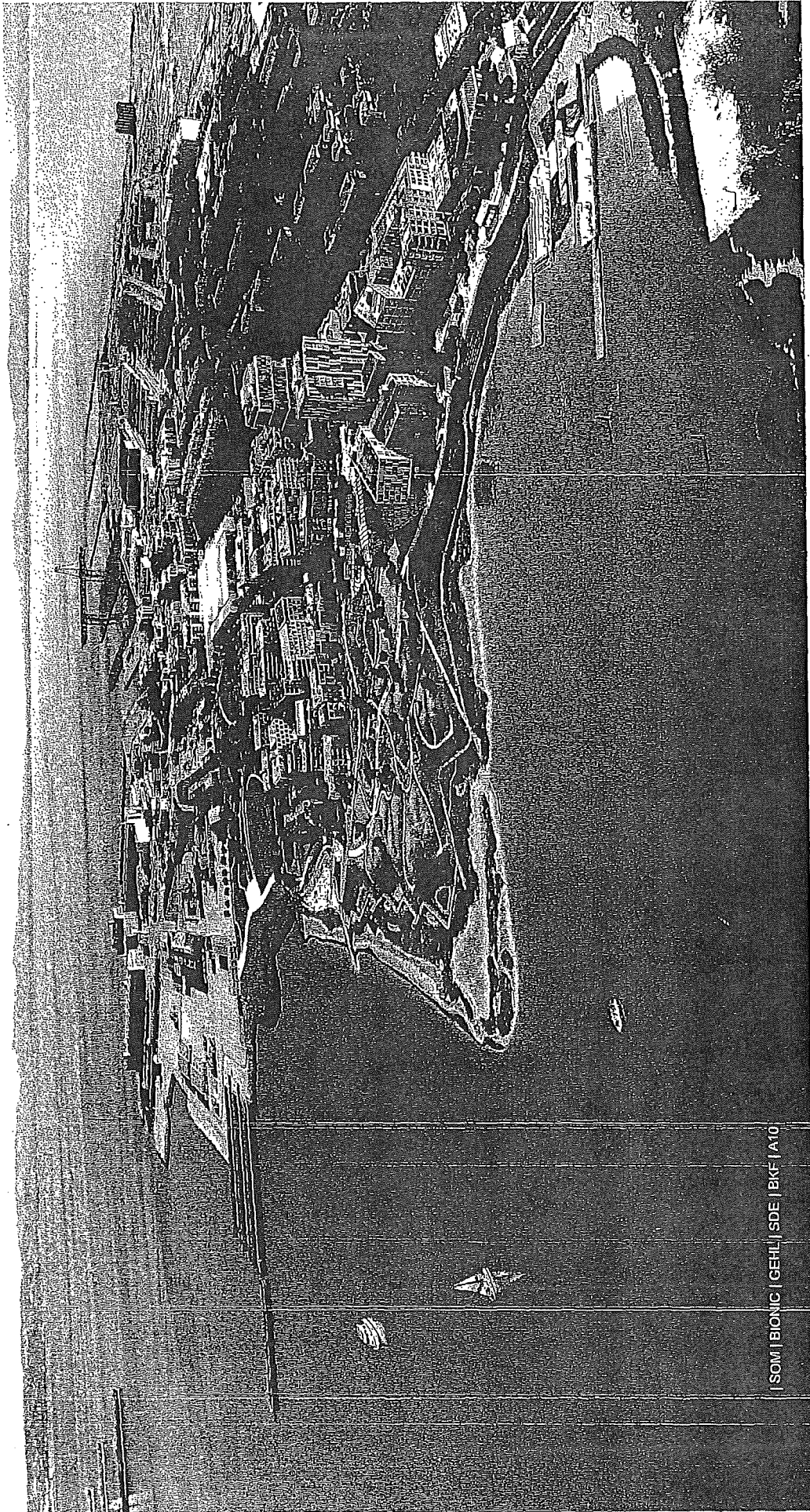
Shoreline Path and City View

BUJID

PHASING

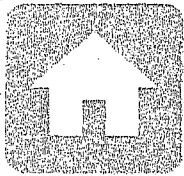


BUILD: | SOM | BIONIC | GEHL | SDE | BKF | ATC

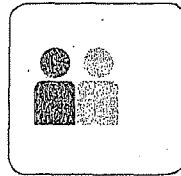


| SOM | BIONIC | GEHL | SDE | BKF | A10

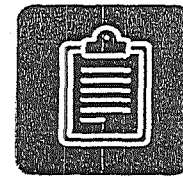
DEVELOPMENT AGREEMENT Negotiation Framework



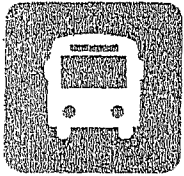
HOUSING
AFFORDABILITY



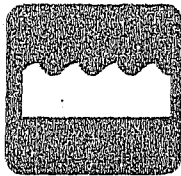
EQUITY &
DIVERSITY



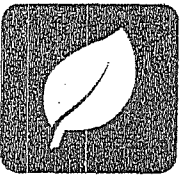
WORKFORCE
DEVELOPMENT



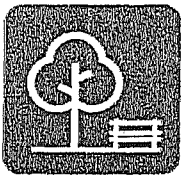
TRANSPORTATION



SEA LEVEL
RISE



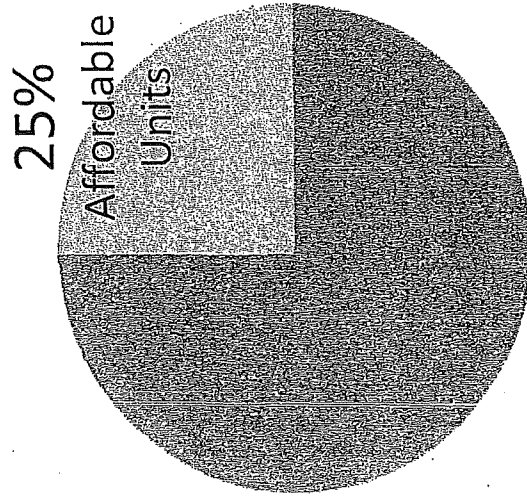
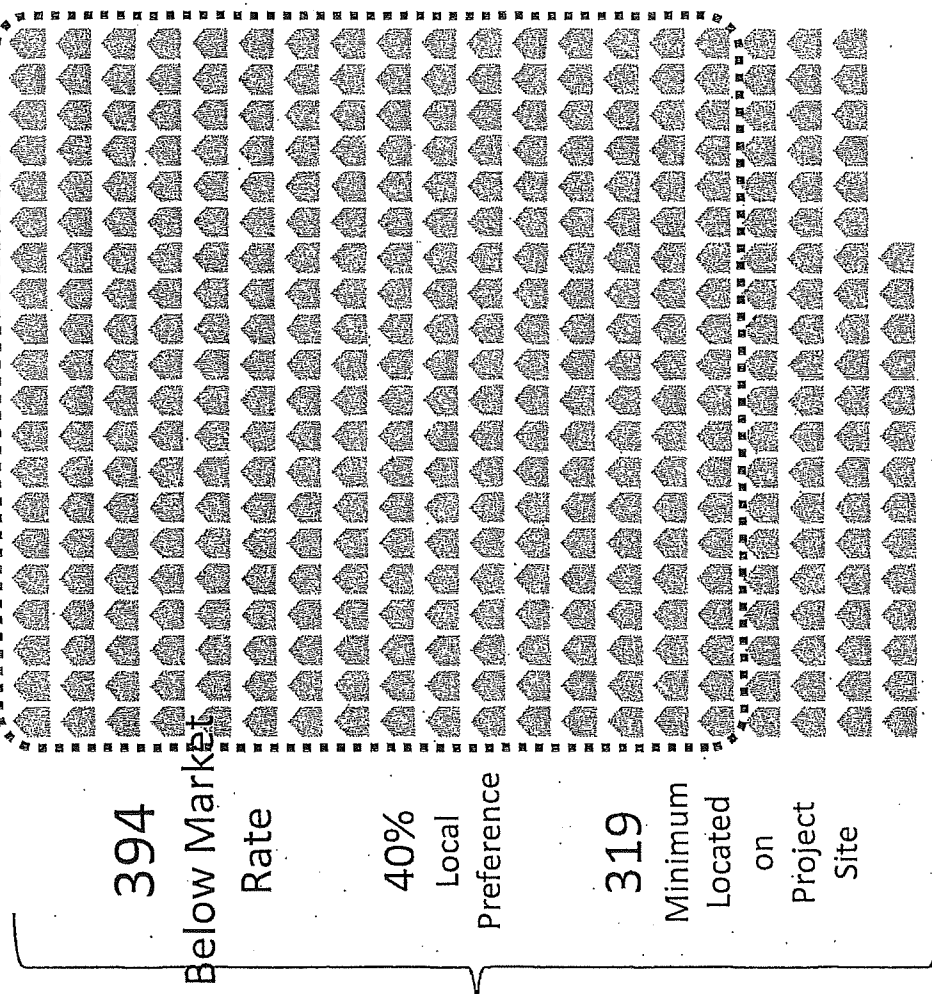
SUSTAINABILITY



OPEN SPACE

- *Ensuring equitable and beneficial growth.*
- *Developing a unified negotiation framework.*

DEVELOPMENT AGREEMENT Affordable Housing



DEVELOPMENT AGREEMENT

- 14 Acres new and improved public open space



DEVELOPMENT AGREEMENT

Open Space

- 14 Acres new and improved public open space
- 1.5 Mile continuous waterfront park

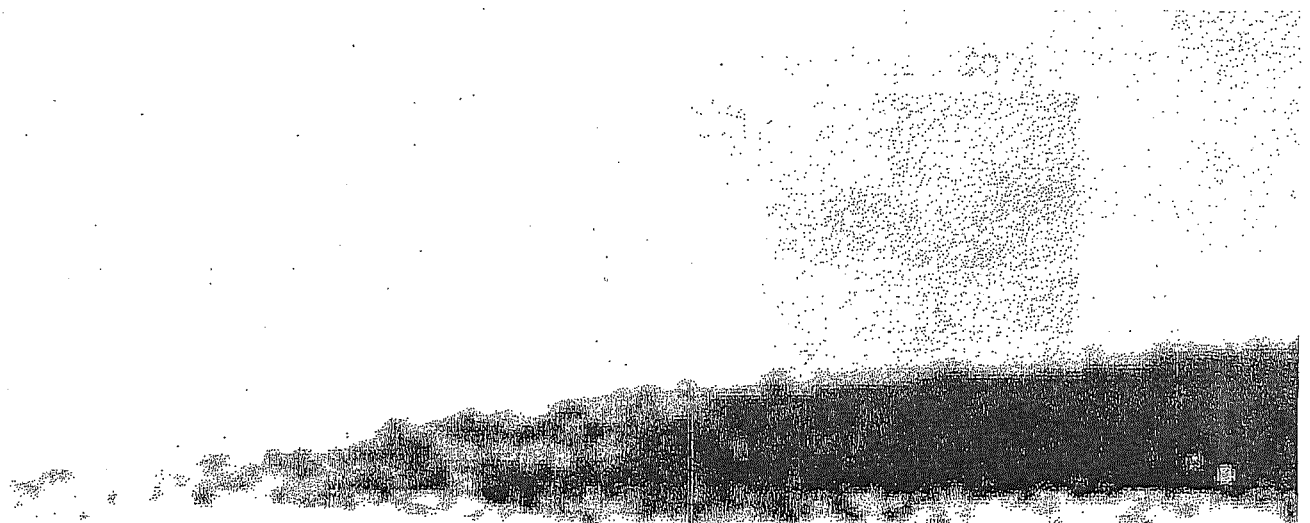


DEVELOPMENT AGREEMENT Open Space

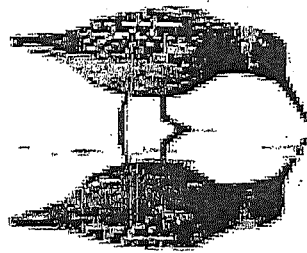
- 14 Acres new and improved public open space
- 1.5 Mile continuous waterfront park
- \$1.5 Million annual operation and maintenance CFD



DEVELOPMENT AGREEMENT
Facilities CFD



1136



\$43 Million

Community Facilities District
For Future Sea-Level-Rise Mitigation

DEVELOPMENT AGREEMENT

Additional Benefits



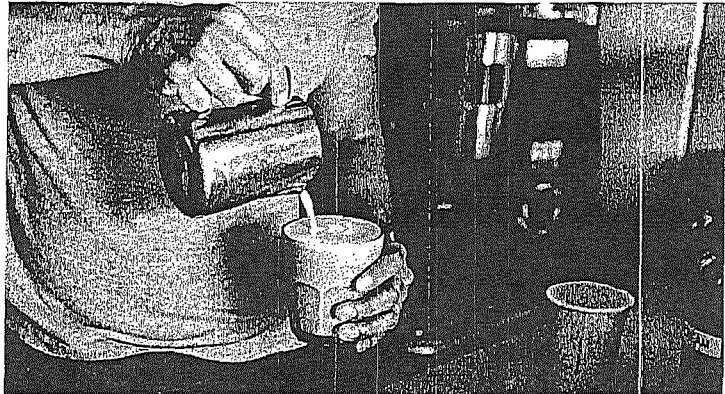
Onsite childcare facility



\$10 Million transit fee contribution

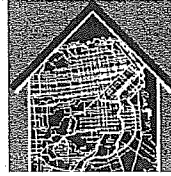


First Source hiring opportunity



17% Local business enterprise goal

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COUNCIL OF COMMUNITY HOUSING ORGANIZATIONS

*The voice of San Francisco's
affordable housing movement*

October 15, 2018

Re: India Basin Development Agreement "Housing Plan"

Supervisors,

The Council of Community Housing Organizations does not have a formal position supporting or opposing the India Basin development project, but we do wish to provide some comments for your consideration regarding the proposed Housing Plan for the project.

Exhibit H of the Development Agreement proposes 1,575 total units, with 25% of all residential units built within the project site as inclusionary units, affordable units on their own sites, or a portion of this requirement may be met through in lieu fees. If provided onsite, that's 394 affordable units.

As always with affordability deals, the devilish details are important to review closely. There are three primary issues we flag for your consideration: 1.) on-site housing affordability levels are inconsistent with the City's Inclusionary housing standards, 2.) no obligation to provide development sites for 100% affordable housing, 3.) effective net *reduction* in the 25% affordability through allowed in lieu fee option.

Affordability levels inconsistent with the City's inclusionary housing standards.

The affordable housing plan only requires that the total of all units meet an average of 110% AMI for rentals and 120% AMI for condos. There is no obligation to have even a single low-income unit (below 80%AMI) on site. By contrast, the Citywide Inclusionary Housing standard has three tiers of units – 55%AMI; 80%AMI; 110%AMI—with the average across the entire Inclusionary requirement being 75%AMI. Ownership inclusionary units also have three tiers at 80%AMI; 105%AMI; 130%AMI—not a single fixed average for all units. The proposed India Basin deal is a significantly different, higher-income inclusionary housing standard than what developments across the rest of the City are required to provide to meet a range of household income needs. If provided as inclusionary onsite, it would thus make sense that the India Basin units should follow the citywide Inclusionary Housing rules as described in Sec 415, in order to meet a range of incomes. Otherwise, as currently written, ALL affordable units could be provided at 110% or 120% AMI. For comparison, according to the MOHCD 2018 AMI table, the "affordable" price at those levels would be targeted to individuals earning between \$91,000 and \$100,000.

No obligation to provide development sites for affordable housing.

The affordable housing plan has no obligation to provide a site to the city for nonprofit development, just an option (instead of some of the inclusionary units) for 'up to three' sites at the

325 Clementina Street, San Francisco, CA 94103 | ccho@sfic-409.org | 415.882.0901

The Council of Community Housing Organizations (CCHO) is a coalition of 25 community-based housing developers, service providers, and tenant advocates. We fight for funding and policies that shape urban development and empower low-income and working-class communities. The work of our member organizations has resulted in nearly 30,000 units of affordable housing, as well as thousands of construction and permanent jobs for city residents.

developer's discretion (Exhibit H, Page 7). To create a diverse balance of affordability, it would make sense that the plan include a clear requirement for three dedicated sites, with an RFP process to select community based nonprofit developers for these sites with local engagement and experience.

Effective net Reduction in affordability through allowed in lieu fee option.

The affordable housing plan allows a portion of the 25% affordable requirement to be fulfilled through in-lieu fee payments (Exhibit H, page 10), generating fees for up to 75 offsite affordable units that can be satisfied through either new construction or acquisition rehabilitation exclusively in Supervisor District 10. While options to provide funding in the broader District 10 are a good goal, the method of calculating this does not maintain equivalency with the value of the on-site Inclusionary units. By allowing an INCREASE in on-site market-rate housing, the fee-out actually results in a net *reduction* of affordability and a cost reduction to the developer. In order to maintain the total 25% affordable obligation, the in-lieu payment would need to be sufficient funding for 100 offsite units. Moreover, the fee methodology should not undercut the citywide fee calculation, which as you know is currently at 30% for rentals and 33% for condos. Following is our calculation:

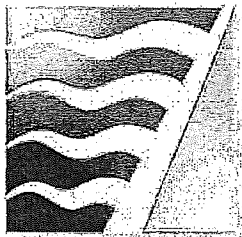
- o Onsite option: (394 affordable) / 1575 total = 25%
- o On/Offsite option: (319 onsite + 100 offsite) / 1675 total = 25%

As an alternative, the following changes to the India Basin Development Agreement's Housing Plan could better meet the concerns laid out above, and would serve a full range of affordable housing needs by income and household size.

1. The Housing Plan could require that any onsite inclusionary units meet either the three tiers and overall average AMI specified in the citywide Inclusionary policy, or, if an "averaging" approach is preferred, the following scale:
 - a. For studios and 1-BR units, an average AMI up to 80% AMI, with units spread evenly in a range from 60% AMI to 100% AMI.
 - b. For 2-BR and larger units, an average AMI up to 100% AMI, with units spread evenly in a range from 60% AMI to 140% AMI.
 - c. A minimum of 40% of inclusionary units to be 2-BR or larger, with 10% 3-BR or larger.
2. The Housing Plan could specify that sites for 100% affordable housing, with minimum site capacity for 200 units, shall be dedicated to the City as development-ready pads, to be issued as RFQs/RFPs by MOHCD to a community based nonprofit affordable housing developer with local experience and community engagement. These units would serve income levels up to 60% AMI.
3. The Housing Plan could specify equivalency between onsite and in lieu fee obligations, by requiring that any reduction in onsite units through in lieu fees should result in funding for an equivalent of 1.33 offsite units, using the same fee scale as required for projects citywide.

Sincerely,

Fernando Martí and Peter Cohen
Co-directors, Council of Community Housing Organizations



**BAY AREA
AIR QUALITY
MANAGEMENT
DISTRICT**

October 10, 2018

Malia Cohen, President of the Board of Supervisors
Angela Calvillo, Clerk of the Board of Supervisors
City and County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Subject: Air District comments at October 2, 2018 Board Hearing regarding the India Basin Mixed-Use Project EIR Appeal

Dear Ms. Cohen and Ms. Calvillo:

Bay Area Air Quality Management District (Air District) staff made public comments at the October 2, 2018 Board Hearing regarding the India Basin EIR Appeal. These comments were regarding the Project's air quality mitigation measures to minimize exposure to fine particulate matter (PM_{2.5}) from the Project's construction and operation activities. PM_{2.5} is by far the most harmful air pollutant in the Air District's jurisdiction in terms of public health. Scientific evidence indicates that both long-term and short-term exposure to PM_{2.5} can cause a wide range of health effects, such as aggravating asthma, bronchitis, respiratory and cardio-vascular symptoms, and contributing to heart attacks and death.

Bayview-Hunters Point and other parts of eastern San Francisco experience higher PM_{2.5} levels than much of the region. The combination of higher pollution levels and a community particularly vulnerable to air pollution led the Air District to highlight eastern San Francisco as an impacted community through our Community Air Risk Evaluation (CARE) program and, more recently, through our Community Health Protection Program we are developing in response to AB 617.

In the spirit of protecting public health and in response to the October 10th memo from Lisa Gibson to Angela Calvillo regarding Appeal of the Certification of the Project EIR, we would like to elaborate and clarify on the October 2, 2018 comments as follows:

The Project's analysis and mitigation measures are sufficient

Since the October 2, 2018 Board Hearing, Air District staff has reviewed City staff's responses intended to identify feasible mitigation measures in response to Air District comments at the Board Hearing. Air District staff greatly appreciates City staff's responsiveness to our concerns. Air District staff agrees that the Project's analysis of and mitigation measures for PM_{2.5} concentrations are sufficient. The Project's PM_{2.5} analysis adheres to recommended Air District methods. Where the Project's analysis diverges from Air District methods, the methods are more stringent and, thus, more health protective. These more stringent methods rely on the City's Community Risk Reduction Plan and Project-specific emissions analysis. In sum, the result is a rigorous and highly health-protective analysis of both background and Project-specific emissions.

- ALAMEDA COUNTY**
John J. Bauters
Pauline Russo Cutter
Scott Haggerty
Nate Miley
- CONTRA COSTA COUNTY**
John Gioia
David Hudson
(Chair)
Karen Mitchoff
Mark Ross
- MARIN COUNTY**
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Brad Wagenknecht
- SAN FRANCISCO COUNTY**
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Hillary Ronen
Tyrone Jue
(SF Mayor's Appointee)
- SAN MATEO COUNTY**
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Carole Groom
Doug Kim
- SANTA CLARA COUNTY**
Margaret Abe-Koga
Cindy Chavez
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(Secretary)
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- SONOMA COUNTY**
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Shirlee Zane

Jack P. Broadbent
EXECUTIVE OFFICER/APCO

Connect with the
Bay Area Air District:



Air District supports mixed-use and infill projects

The Air District has long recognized the importance of mixed-use and infill projects, such as this Project, to help the Bay Area reach its air quality goals. Mixed-use and infill projects that provide jobs and housing in urban areas with excellent access to transit and short distances between residential, employment, retail, and recreational uses help to reduce transportation emissions. Transportation emissions include criteria air pollutants (including PM_{2.5}), greenhouse gas emissions, and diesel particulate matter and other toxic air contaminants. For more information about the Air District's work to support mixed-use and infill development while protecting public health, please see the guidebook *Planning Healthy Places* (2016) and the 2017 Clean Air Plan: *Spare the Air, Cool the Climate*.

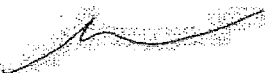
The Air District and City staff have an excellent partnership

As stated at the October 2, 2018 Board Hearing, the City has been a great partner to the Air District. In addition to adopting a Greenhouse Gas Reduction Strategy, the City is the only jurisdiction within the Air District to implement rigorous health protective policies within the rubric of a citywide Community Risk Reduction Plan to reduce the health impacts of air pollution citywide (and particularly for vulnerable populations). The City's risk reduction efforts to require new residential construction projects located in the City's Air Pollution Exposure Zones to install enhanced ventilation to protect residents from air pollution, the City has also adopted a Construction Dust Control Ordinance and the Clean Construction Ordinance. Air District staff greatly appreciates San Francisco's commitment to reducing air pollution emissions and exposure. City staff's response to Air District's concerns the week of October 1, 2018 about the Project is just another example of staff's responsiveness and flexibility.

Air District staff approaches this collaboration as technical experts on air pollution and climate issues. We do not make land use decisions; that is the appropriate role for City staff and decision makers. We are committed to continue to work with you to assure that air quality, health, and climate impacts are analyzed correctly and minimized to the greatest extent possible.

In sum, Air District staff greatly appreciates the opportunity to work with the City to address air quality impacts on this Project and others. We look forward to a meeting with City staff soon to discuss ways the Air District and City can work to improve our air quality consultation process. If you have any further questions about the Air District's review of this Project, please contact Alison Kirk, Senior Planner, at (415) 749-5169 or akirk@baaqmd.gov.

Sincerely,



Greg Nudd
Deputy Air Pollution Control Officer

Cc: BAAQMD Director Tyrone Jue
BAAQMD Director Rafael Mandelman
BAAQMD Director Hillary Ronen
Lisa Gibson, Environmental Review Officer

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From: Board of Supervisors, (BOS)
Sent: Thursday, October 18, 2018 12:11 PM
To: Major, Erica (BOS)
Subject: FW: PRESS RELEASE: India Basin Open Space Plan Moves Forward

From: RPD Communications (REC)
Sent: Tuesday, October 16, 2018 5:35 PM
Subject: PRESS RELEASE: India Basin Open Space Plan Moves Forward

FOR IMMEDIATE RELEASE

Oct. 16, 2018

Contact:

SF Rec and Park Department's Communications Office

RPDCommunications@sfgov.org

India Basin Open Space Plan Moves Forward

SAN FRANCISCO – A plan to revitalize a network of waterfront open space in the city's southeast by rehabilitating and uniting several poorly conditioned existing open spaces into a single, seamless design received approval by the San Francisco Board of Supervisors today.

Supervisors voted to certify the environmental impact report for the India Basin waterfront project, which will combine 900 Innes Ave, a long-vacant bayside lot the City acquired in 2014, with two existing parks that border it: India Basin Shoreline Park and India Basin Shoreline Open Space, both of which would undergo significant improvements. The resulting 8-acre waterfront park would connect the Bay Trail and provide open spaces, trails and unrivaled recreational opportunities for residents. The plan is a collaboration between the San Francisco Recreation and Park Department, Build Inc, the Trust for Public Land, the San Francisco Parks Alliance, Parks 94124, the A. Phillip Randolph Institute, Young Community Developers, the India Basin Neighborhood Association and many other neighborhood and park serving organizations.

“India Basin will transform an abandoned industrial site into an important community space that will serve Bayview residents and visitors from across the Bay Area,” said Mayor London N. Breed. “I want to thank Rec

& Parks, the numerous community organizations, and Bayview residents for their hard work to make this plan a reality.”

Supervisor Malia Cohen, who represents the area, stressed the urgency and importance of the project.

“The India Basin Park, which has the best views in the City, is the long overdue crown jewel of San Francisco's waterfront park system,” Cohen said. “The Bayview-Hunters Point and India Basin community will finally gain much-deserved space for active recreation, to take a stroll, or to have a family barbecue. I'm proud to see this project move forward, benefiting our D10 community and the City as a whole.”

San Francisco Recreation and Park Department General Manager Phil Ginsburg envisions the completed India Basin project as “one of the most important park projects in modern San Francisco history.”

“India Basin provides an incredible opportunity to transform an industrial segment of the southern waterfront that has long been neglected into a beautiful network of parks that will be a source of health and recreation, economic and workforce development, environmental stewardship and joy for Bayview and India Basin neighborhood residents. Equity and public access have been the driving force behind every detail of this plan,” Ginsburg said.

Today's approval represents an important step in realizing the comprehensive plan.

“Bayview-Hunters Point and India Basin residents deserve access to a beautiful and clean shoreline park that reflects their values and provides more opportunities to play, be healthy and connect to nature and each other. There is still a long road ahead to make this vision a reality and this a significant milestone in the process,” said Alejandra Chiesa, Bay Area program director for The Trust for Public Land.

More than 30 Bayview community stakeholders, regional organizations and local property owners guided the programming and design process. The plan will connect the residents of public housing, now isolated on the hills, with the coastline. Vendors will offer healthy food choices historically lacking in the neighborhood. The Shop, a remnant of the site's long-ago life as a boatyard, will nurture the next generation of makers through boat building workshops and other creative and life skills classes.

“The Parks Alliance has long advocated for creating much needed open space for southeast residents. We look forward to continue working with the surrounding communities, city and property owners to ensure these parks

and open spaces reflect the needs of the local residents and are an extension of the surrounding neighborhoods," said San Francisco Parks Alliance CEO Drew Becher.

Neighborhood advocates also cheered Tuesday's development.

Maya Rodgers, co-founder of Parks 94124, a non-profit organization that advocates for open space and recreation in Bayview-Hunters Point, called the India Basin project "an example of demonstrated commitment and collaboration in a tenuous economic climate."

"The juxtaposition of open space and urban space is innovative and exciting," Rodgers said. "The Bayview-Hunters Point neighborhood needs more open space, the sheer density of the area requires it. The India Basin project has the potential to create opportunities for positive exposure to and of this neighborhood amidst a long history of marginalization and inequity."

It was a sentiment shared by Jacqueline Flin, executive director of the A. Phillip Randolph Institute San Francisco.

"The India Basin Project brings much needed beautification and public assets to the historically neglected southeast shoreline," Flin said. "Bayview is vastly diverse and eclectic. This project is designed with families that currently live in Bayview. In addition to protecting and restoring our natural shoreline, future generations of families will continue to benefit with gorgeous open space for our City's youth to play, grow, and thrive."

The 5.6-acre India Basin Shoreline Park, which is currently used by local residents, will be redesigned to better serve the community, including the installation of enhanced playground and recreational facilities, biking and walking paths.

Remediation and grading of the site is \$11.5 million, \$5 million of which will be covered by Measure AA funds. Funding has also been provided by the California Coastal Conservancy, EPA grants, the Trust for Public Lands, Build Inc, San Francisco Parks Alliance, and the city's Open Space Acquisition Fund and General Fund.

SF Rec & Parks is also partnering with Hunters Point Family, which provides employment opportunities for low income African American residents of the Bayview-Hunters Point community. Through an EPA Brownfield Cleanup Grant, Hunters Point Family has already trained more than 60 students in environmental

remediation and intends to place at least 80 percent of graduates in environmental remediation jobs, many of which will be at 900 Innes.

“We are very excited to engage in the work of restoring the community through restoring and healing the land alongside our partners at the San Francisco Recreation and Park Department,” said Hunters Bay Family Executive Director and Founder Lena Miller. “We are providing career pathways for some of our community’s residents who have been most impacted by environmental pollution, thereby becoming the change we wish to see in the world.”

The Port of San Francisco, along with the City’s Planning Department and Office of Community Investment and Infrastructure also played vital roles in the India Basin Project.

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From: Board of Supervisors, (BOS)
Sent: Monday, October 15, 2018 8:30 AM
To: BOS-Supervisors; Major, Erica (BOS)
Subject: FW: India Basin Project Support
Attachments: India Basin Support.docx

From: Sean Karlin [<mailto:sean.karlin@gmail.com>]
Sent: Sunday, October 14, 2018 6:28 PM
To: Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>; IBNA board <ibnabod@googlegroups.com>; Victoria Lehman <victoria@blsf.com>
Subject: India Basin Project Support

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

Dear Board of Supervisors,

I have written a letter of support for the India Basin mixed-use development project. In case I cannot make the Tuesday meeting in person, I did want my support for Build Inc's proposed project know to the board. My letter is attached.

Thank you,
Sean D. Karlin
415.265.8691 m.

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October 14, 2018

Board of Supervisors and
Angela Calvillo, Clerk of the Board
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear San Francisco Board of Supervisors,

I write this letter in support of the development project that Build Inc. is requesting permission to construct in India Basin. I speak as a homeowner, long time community activist, and, together with my wife Orli Damari, a resident of Innes Ave since 2005.

Our city needs more housing and India Basin is one of the few neighborhoods that has space to build in. And Build Inc. is one of the few developers that invested time doing a qualitative study of the community. We were impressed when they came to meet the folks who live here, spent time at meeting after meeting to find out what we needed – or just wanted, in our neighborhood. What our vision for a future India Basin looked like. We have been in a conversation with them since 2014 when they purchased the land and those of us who live here are, for the most part, very pleased with the vision they have offered us.

I look forward to a mix of market rate *and* affordable housing, retail shops and restaurants, the activation of an amazing waterfront park, safe walkways, sidewalks and bike paths, all the benefits of an active growing community. For all these reasons, and more I support Build Inc. in this endeavor.

The India Basin community has seen many changes over the years and we expect to see more over the next few years. We accept that change is an inevitable part of our city's success and desirability, which came about in no small part thanks to you, our community's leadership. Build has been a great partner, I hope you too will support approval of the Environmental Impact Report and zoning changes for the India Basin project.

Thank you
Sean Karlin
732 Innes Ave
San Francisco, Ca. 94124

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1/24/18

SUBMITTED IN

OMMA

Hello members of the Land Use and Transportation Committee,

My name is Jesus Flores, I am the operations manager at Archimedes Banya; we are one of the buildings that is directly adjacent to the proposed project. As a committee today you are here to amend the general plan to revise the bayview hunters point area plan and the urban design, commerce and industry , and recreation and open space elements, to reflect the India basin Mixed Use project. In addition the ordinance amending the planning code to establish the India Basin Special use district by changing the zoning designations, height districts and the india basin special use district. Lastly approving a development agreement between the City and county of san francisco and India Basin Investment LLC that would cover a 28 acre project which some believe have various public benefits of including 25% affordable housing and 11 acre parks and open space all while making sure things fall under the California Environmental Quality Act and that the findings conform with the General Plan. I am here to appeal to you that such ordinance amendments should be further investigated, discussed and not amended today because of the significant and unavoidable negative impacts to not only Archimedes Banya but the community of India Basin Bayview and Hunters Point.

Before getting into the reasons why such ordinance amendments would have a significant and unavoidable negative impact to Archimedes Banya and the community which would not adhere to the California Environmental Quality Act. I would like to inform you a little about the Banya. "We, at Archimedes Banya SF (the Banya), are committed to improving the quality of life for all that live in the nearby community and residents and visitors of the whole SF Bay Area. The Banya is a Russian/German/Scandinavian style bathhouse, the only one of its kind in the Bay Area. It is not only a place for people to experience Russian/German/Scandinavian cultures, it has quickly become a cultural institution and tourist destination in San Francisco. The Banya is a place where people of all ages, genders, ethnic and cultural backgrounds convene to relax, socialize, and improve their health. It uniquely attracts visitors to Hunters Point, a destination in San Francisco that was previously avoided by visitors and locals alike. Thus, the Banya has contributed to the vibrancy of the neighborhood that has been unprecedented by any other Business in the area." We are a place where people can forget that they are in a bustling city and get away from there every day routine.

To start off I would like to discuss with you the negative effects that this building will have if you allow the zoning to change to a Special Use District, which would allow for two 14 story and various other 6 7 8 story building in the area that would engulf Archimedes Banya. I strongly urge this committee to maintain the current zoning of MC 1 and NC 2 which would keep the height at 40 feet throughout the project. When we first started coming to these public meetings with the planning commission about the EIR we wanted to first off be included in the report. Not one mention of Archimedes Banya was included or the effects this project would have on our business. Then after we came again to stop the Revised EIR from being passed because then we were just referred to as a commercial / residential dwelling unit. The adverse effects were again not discussed in the revised version. I know some people from build have spoken with the owner Dr. Mikhail Brodsky but have any of you come and used our facility. It is more than just a commercial/residential dwelling unit. It a space were citizens come to heal their body and relax.

If you were to change the zoning heights for this project and allow these buildings to engulf us you would drastically impact the wind speeds and duration of hazardous winds and in turn negatively impact the ventilation of our building. As stated in the revised EIR "The EIR concluded that the proposed project would result in a substantial increase in the wind speed and duration of hazardous winds at the project site and in its vicinity, which would substantially affect public areas or outdoor recreation facilities and result in a significant and unavoidable wind impact". Now Mitigation measures were introduced M-WI-1a, M-WI-1b, and M-WI-1c these discussed wind impact analysis and mitigation for buildings over 100 ft, temporary wind reduction measures during construction and reduce effects of ground level hazardous winds through ongoing review. Unfortunately again as stated in the revised EIR which was passed in it it stated" **Implementation of these mitigation measures would not reduce the proposed project's wind impact to a less than significant level. Therefore, the Draft EIR concluded that the proposed project's wind impact would be significant and unavoidable with mitigation" and then it went to summarize "impacts of the revised proposed project would be the same as the proposed project's impacts described in the EIR. The impacts of the revised proposed project related to wind would be significant and unavoidable with mitigation."**

High winds effect Archimedes Banya ventilation system. If i can quickly summarize in our facility we have two parikas , these are russian style sauna that involve humidity. Now if winds increase that means the air duct on our roof would have more wind going into the saunas and would cause the humidity and the temperature to be reduce and those are two main key components that you need when enjoying our facility. I can also get into how you would remove our customers privacy as well. People enjoy our roof to sun bath and do so in the nude at times. But getting past just the privacy that will be infringed upon I would like to continue because of these negative wind impacts I believe you should look how the air quality will be even more drastic.

Now the revised proposed project would not propose any changes to building envelopes or locations. With that i would like to mention that the air quality is going to have negative impacts on Archimedes Banya and the community. Mitigation measures were introduced to M-AQ-1a, 1b, 1c, and 1d. These were said to minimized off/on road construction equipment emission , utilize best available control technology for in water construction equipment, and offset emissions for construction and operation o zonone precursor (Nox and RoG) emission . As stated in the in the revised EIR that was passed "**Mitigation Measures M-AQ-1a through M-AQ-1d would be implemented to reduce construction-related emissions of oxides of nitrogen (NOX) to the greatest extent feasible. However, even with the implementation of those mitigation measures, the proposed project would violate an air quality standard, contribute to an existing or projected air quality violation, and cause a cumulatively considerable net increase in criteria air pollutants during construction. the revised proposed project would have the same construction activities as the proposed project. Although the revised proposed project would result in a similar daily estimate or slight decrease in operational vehicle trips, overall impacts related to the combined construction-related and operational emissions would be significant and unavoidable with mitigation, the same impact conclusion as reported in the Draft EIR for the proposed project.**

Now how can you allow that harmful emission go into the community that its members have already been réported to have more ailment because of the navy yard being there for years and now you want to introduce new containments and not only that the Banya guest come to heal there bodies and you would want them breath in this air that is literally less than 5 feet in either direction.

Now since my time might be coming to a close i would like to address the biggest flaw and issue of why this project would not be in accordance to the safety of our environment and the CEQA and that this committee on land use and transportation should further investigate the plot before amending these ordinances. Is that the cancer risk for continuing this project will be high even with mitigation as stated " ~~the impact of the proposed project related to concentrations of particulate matter less than or equal to 2.5 micrometers in diameter (PM2.5) during construction would be significant and unavoidable because of haul truck traffic and construction equipment emissions. In terms of building square footage, the amount of construction would be the same under the revised proposed project as under the proposed project.~~ Construction-related and operational activities associated with the proposed project would result in increases in emissions of diesel particulate matter (PM) that would affect lifetime excess cancer risk for both on- and off-site receptors. Overall, impacts of the revised proposed project would be the same as the proposed project's impacts described in the Draft EIR. Impacts of the revised proposed project on air quality would be significant and unavoidable with mitigation. To add to this just recently radioactive objects were found less than a quarter mile from our location at the Navy Yards parcel A as stated in the SF Chronicle in an article by Jason Fagone and Cynthia Dizikes . I have worked at Archimedes since it open and i have seen that development go up as well. I know that teams from that site would dump dirt over in the project site we are currently discussing. In the EIR soil samples were only done on the surface, the plot of the proposed project has been getting filled for over half a century with other contaminants. Further soil sample should be taken as well especially since back in 1999 soil samples were done by Trans Pacific Geotechnical Consultants and found traces of lead and other minerals and gases.

I am appealing to you members of this committee Tang, Kim, and Safai to further investigate the land use of this India Basin Mixed Used Project to not move forward with amending these ordinances. Further investigation should be done on the effects it will have on the community and my business. You are allowing a community to be greatly affected. If you amend these today you are saying you are ok with giving members of the community cancer and other health related illness all for a few hundred units of houses that won't even be affordable to those that live in the neighborhood you are going to devastate. If you truly wanted to help the community Build should not have removed the school or better yet allow for a higher amount of so called affordable housing. If this project was to be done in your district and you were aware of the negative impacts. I would expect for you not to allow it to continue. You all have strived to better the lives of families in San Francisco other communities so don't hurt the lives of those in this community.

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9/24/18
SUBMITTED IN
COMMITTEE

Presented by Mikhail Brodsky to SF Land Use and Transportation Committee on 9/24/2018

The main part of the 700 Innes Ave. property originally was zoned M-1, Light Industrial, for many reasons that should be respected. Almost all area of proposed construction is a low-density landfill made from residuals from Hunters Point / Potrero Hill constructions, ([http://www.foundsf.org/index.php?title=India Basin and the Southeast Bayshore](http://www.foundsf.org/index.php?title=India+Basin+and+the+Southeast+Bayshore)) during 1960-70s. The soil is contaminated with petroleum hydrocarbon and heavy metals: lead and chromium (both 10 times of the threshold level, see **attached soils report**). That study was performed just on the edge of the landfill and the contamination is expected to be much worse closer to the Bay. The facts were provided to the Planning Committee but ignored in the EIR and the committee conclusion. The landfill is very unstable for heavy construction and the water level is just 2 feet below surface. There are no utilities on the lot. The main sewer line (already overloaded) is 18 foot above the property on Innes Ave., so to service more than 1500 residential units a sewer treatment plant and powerful pumps are required on the property to properly pump it up. It was not sufficiently discussed in the EIR. Also the sewer pipes cannot be secured on the landfill and become a real danger in case of even a small earthquake.

The EIR presented by developers is ignoring the impact of lead and chromium diffusion from soil through water pipes to the quality of water that will be used by future residents of the projected houses. Diffusion is the net movement of molecules or atoms from a region of high concentration (or high chemical potential) to a region of low concentration (or low chemical potential) as a result of random motion of the molecules or atoms. Diffusion is driven by a gradient in chemical potential of the diffusing species. The diffusion in metals is especially aggressive see <https://pubs.acs.org/doi/abs/10.1021/ie50616a039?journalCode=iechad> and lead is know to be deadly dangerous for people see <https://www.mayoclinic.org/diseases-conditions/lead-poisoning/symptoms-causes/syc-20354717>. Similar effect resulted in contamination by lead in drinking water of Hunters Point consumed by members of SFPD (see publication: "Navy failed to alert San Francisco to tainted shipyard water, documents show" in SF Chronicle, August 3, 2018).

More, the presents of lead and chromium in the salt water saturating the fill below its surface creates enormous danger to the metal rods needed for up to 50 foot long concrete piles that have to be main structure to support the 7 story buildings. The concrete is porous and allows the salt-water contact the rods. This will create an electric pair intensifying the rods corrosion (see: <https://www.nace.org/Corrosion-Central/Corrosion-101/Galvanic-Corrosion/> and similar rod corrosion has been already observed in the new Bay Bridge.

M. Brodsky 9/24/2018

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249

TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

REPORT

SOIL SAMPLING AND CHEMICAL TESTING

PROPOSED RUSSIAN SPA

ASSESSOR'S BLOCK 4644, LOT 5A

INNES AVENUE

SAN FRANCISCO, CALIFORNIA

OUR JOB NO. 1535-001

JUNE 28, 1999

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

June 28, 1999

Our Job No. 1535-001

Banya 2000
1600 Shattuck Avenue, #214-II
Berkeley, California 94709

Attention: Mr. Reinhard Imhof

Ladies and Gentlemen:

Report
Soil Sampling and Chemical Testing
Proposed Russian Spa
Assessor's Block 4644, Lot 5A
Innes Avenue
San Francisco, California

This report presents the results of our soil sampling and chemical testing for the site of the proposed Russian spa in San Francisco, California. The site, known as Lot 5A of Assessor's Block 4644, is located on the north side of Innes Avenue between Earl Street and Fitch Street as shown on the Vicinity Map, Plate 1.

PROPOSED CONSTRUCTION

Present plans call for construction of a three-story building with a basement. The building will house an in-door swimming pool, hot tubs, exercise rooms, weight rooms, and a restaurant, among others. The basement will be used for parking and a mechanical room. Details of the proposed development have not been finalized and details of the loading information are not available at this time.

PURPOSE AND SCOPE OF SERVICES

The purpose of our service was to explore the subsurface soil and rock conditions at the site and to collect soil samples for analytical chemical testing. Our service was performed substantially in accordance with our proposal dated May 13, 1999. The scope of our services included a field exploration program of excavating two test pits and performance of analytical chemical testing.

FIELD EXPLORATION

The subsurface conditions were explored on June 4, 1999, by excavating two test pits with a backhoe at the locations shown on the Plot Plan, Plate 2. The test pits were excavated to depths of about 11 feet to 14 feet below the existing ground surface. The field exploration was performed under the technical direction of one of our geologists who examined and visually classified the soil encountered, maintained a log of test pits, and obtained samples for visual examination and analytical chemical testing. Graphical presentation of the soils encountered is presented on the Log of Exploratory Pit, Plates 3A through 3B. An explanation of the nomenclature and symbols used on the Log of Exploratory Pits is shown on Plate 4, Soil Classification Chart and Key to Test Data. The

June 28, 1999

logs of test pits show subsurface conditions on the date and at the locations indicated, and it is not warranted that they are representative of subsurface conditions at other times or locations. After completion of the excavation operation, the test pits were loosely backfilled with the excavated soils and randomly rolled with the rubber-tired wheels.

The soil samples were collected with appropriate sampling protocol. These samples were initially stored in an ice chest and subsequently refrigerated for proper storage and eventual transport to the analytical laboratory. A chain of custody of these samples was maintained.

DISCUSSION

Soil samples were hand delivered to the premise of Caltest Analytical Laboratory in Napa, California on June 7, 1999. We were directed by Mr. R. Imhof to hold the testing of soil samples obtained in Test Pit 1 in abeyance; therefore, analytical testing was assigned only on soil samples obtained in Test Pit 2. These tests included testing for heavy metals, asbestos, total petroleum hydrocarbons as gas and total petroleum hydrocarbons as diesel and polychlorinated biphenyls (PCB).

The results of the analytical testing, as presented by Caltest Analytical Laboratory, are presented in the Appendix.

CLOSURE

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended.

If you have any questions regarding this report or require additional information, please contact us. The following plates and appendix are attached and complete this report.

Plate 1	Vicinity Map
Plate 2	Plot Plan
Plates 3A and 3B	Log Of Exploratory Pit
Plate 4	Soil Classification Chart and Key to Test Data
Appendix	Report prepared by Caltest Analytical Laboratory and dated June 25, 1999



Yours very truly,
Trans Pacific Geotechnical Consultants, Inc.

Eddy T. Lau

Eddy T. Lau, P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2001

(Six copies submitted)

cc: ARCUS Architecture and Planning (2)
445 Grant Avenue, Suite 404
San Francisco, California 94108
Attention: Mr. Samuel Kwong

WPN:1535001.RE2

SF Digital Basemap

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



VICINITY MAP

Source: Department of
Public Works,
Copyright, 1996

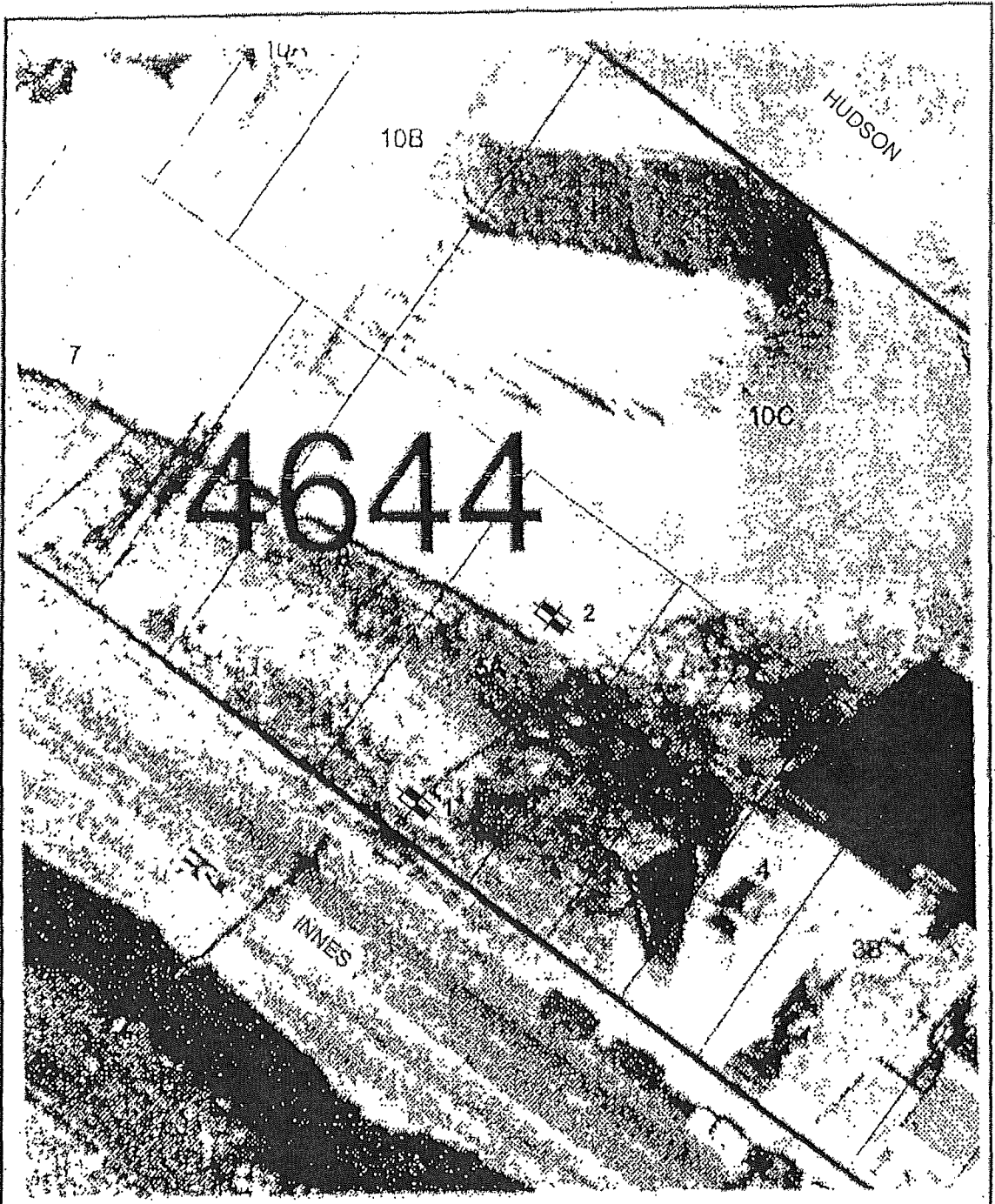
30 0 30 60 Feet


Trans Pacific Geotechnical Consultants, Inc.

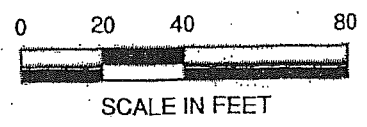
PLATE 1

1157

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



 Test Pit Location



PLOT PLAN

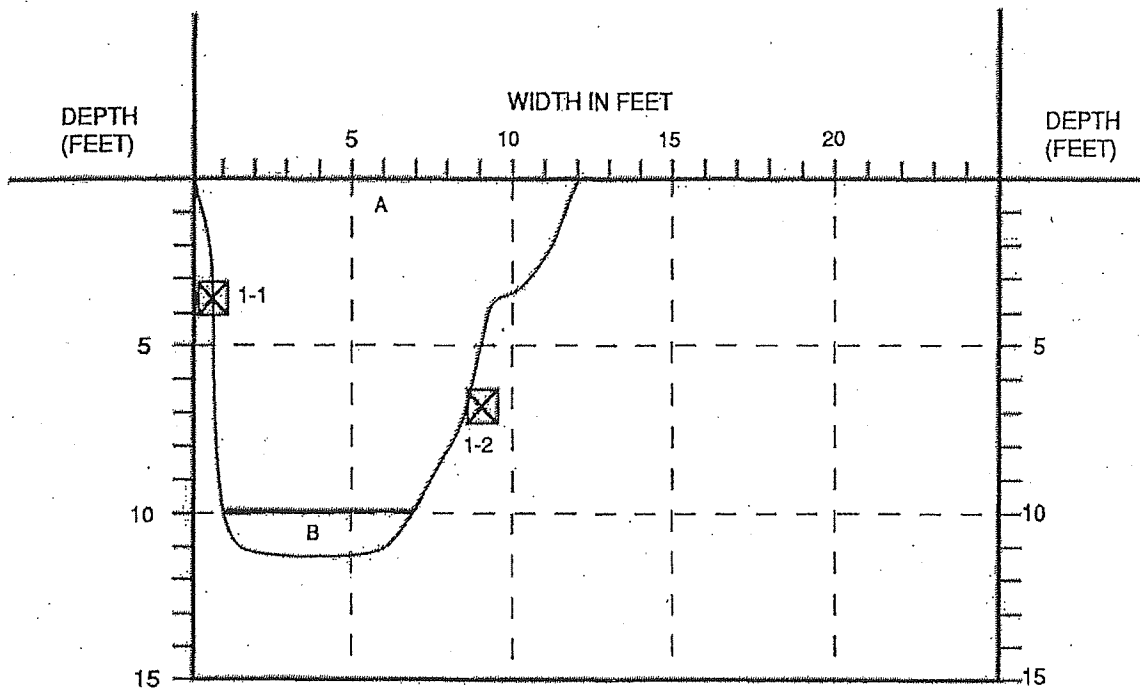
TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

PLATE 2

TEST PIT 1

SURFACE ELEVATION: _____ DATE EXCAVATED: 6/4/99

LOGGED BY: DRF EQUIPMENT: backhoe DATE BACKFILLED: 6/4/99



■ INDICATES DEPTH OF UNDISTURBED SAMPLE

⊗ INDICATES DEPTH OF DISTURBED SAMPLE

A. GC, Sandy GRAVEL with trace clay and serpentine rock fragments, occasional cobbles, dry to damp, (loose), [FILL].

B. CL, Brown silty CLAY with rock fragments, moist.

LOG OF EXPLORATORY PIT

Trans Pacific Geotechnical Consultants, Inc.

PLATE 3A

TEST PIT 2

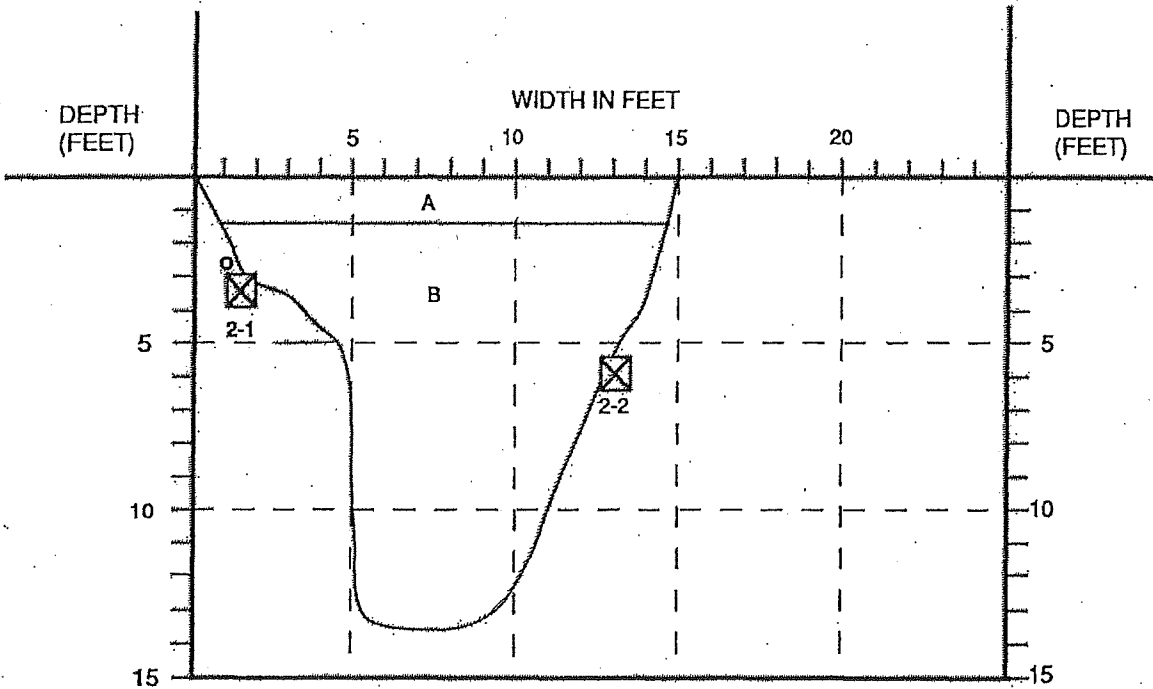
SURFACE ELEVATION: _____

DATE EXCAVATED: 6/4/99

LOGGED BY: DRF

EQUIPMENT: backhoe

DATE BACKFILLED: 6/4/99



■ INDICATES DEPTH OF UNDISTURBED SAMPLE

⊠ INDICATES DEPTH OF DISTURBED SAMPLE

○ PIPE

A. GW, Sandy GRAVEL, dry, (loose), [FILL].

B. CL/GC, Dark brown and black layered sandy CLAY with wood, brick, reinforcing steel, large rock fragments, and a block of granite, moist, (loose and soft), [FILL]. Grading to yellowish brown clayey GRAVEL at around 11 feet to 12 feet, moist, (loose), [FILL].

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California

LOG OF EXPLORATORY PIT

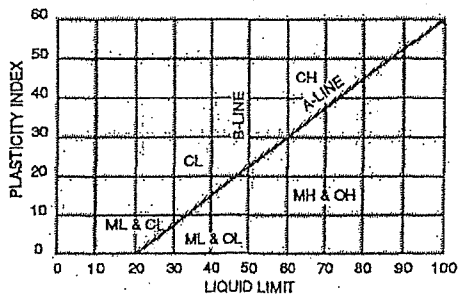
Trans Pacific Geotechnical Consultants, Inc.

PLATE 3B

UNIFIED SOIL CLASSIFICATION SYSTEM

SYMBOL	LETTER	DESCRIPTION	MAJOR DIVISIONS		
	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	CLEAN GRAVELS (LITTLE OR NO FINES)	GRAVELS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	COARSE-GRAINED SOILS MORE THAN 50% OF MATERIAL IS RETAINED ON NO. 200 SIEVE FOR VISUAL CLASSIFICATION, THE 1/4" SIZE MAY BE USED AS EQUIVALENT TO THE NO. 4 SIEVE SIZE
	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES			
	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE	
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES			
	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES			
	SM	SILTY SANDS, SAND-SILT MIXTURES	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)	FINE-GRAINED SOILS 50% OR MORE OF MATERIAL PASSES THE NO. 200 SIEVE	
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY			
	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS			
	OL	ORGANIC SILTS AND ORGANIC SILT-CLAYS OF LOW PLASTICITY	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)	THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE	
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS			
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	HIGHLY ORGANIC SOILS		
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS			

PLASTICITY CHART



KEY TO SAMPLES

- INDICATES DEPTH OF UNDISTURBED SAMPLE
- INDICATES DEPTH OF DISTURBED SAMPLE
- INDICATES DEPTH OF SAMPLING ATTEMPT WITH NO RECOVERY
- INDICATES DEPTH OF STANDARD PENETRATION TEST
- INDICATES DEPTH OF UNDISTURBED "S" (SHELBY) TYPE SAMPLE

KEY TO TEST DATA

- GS - GRAIN-SIZE DISTRIBUTION
- DSCU - DIRECT SHEAR TEST, CONSOLIDATED - UNDRAINED
- DSUU - DIRECT SHEAR TEST, UNCONSOLIDATED - UNDRAINED
- TXUU - TRIAXIAL COMPRESSION TEST, UNCONSOLIDATED - UNDRAINED

TYPES OF SOIL SAMPLERS

- MC - MODIFIED CALIFORNIA SAMPLER
- NX - ROCK CORING
- P - PISTON SAMPLER
- PT - PITCHER BARREL SAMPLER
- S - SHELBY SAMPLER
- SPT - STANDARD PENETRATION TEST SAMPLER
- U - UNDERWATER SAMPLER

SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

Trans Pacific Geotechnical Consultants, Inc.

APPENDIX

Report

Prepared By

CALTEST ANALYTICAL LABORATORY

Laboratory No. 9906-181

June 25, 1999



1885 N. Kelly Rd. • Napa, California 94558

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

(707) 258-4000 • Fax: (707) 226-1001

June 25, 1999

Mr. Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

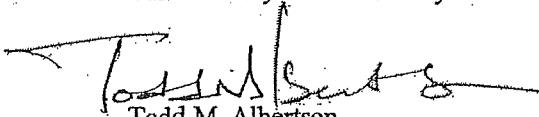
Dear Mr. Lau:

On June 7, 1999, Caltest received four soil samples which were logged into our system as lab order number 9906181. Per your request, two of the four samples were analyzed for California Assessment Manual (CAM) Metals, Asbestos, Total Petroleum Hydrocarbons (TPH) as Gas, Total Petroleum Hydrocarbons (TPH) as Diesel, and Polychlorinated Biphenyls (PCB).

The following analytical report indicates a detection on both soil samples for an unidentified petroleum hydrocarbon pattern which was quantitated as Diesel # 2. All metals were below the Total Threshold Limit Concentration (TTLC) Limits, however, Chromium and Lead were detected above 10 times the Soluble Threshold Limit Concentration (STLC) Limit. This is an indication that an STLC Extraction and analysis needs to be performed on both soil samples for Chromium, and Lead.

Please do not hesitate to call me at the laboratory if you have any questions regarding this report.

Sincerely,
Caltest Analytical Laboratory



Todd M. Albertson
Project Manager

Enclosure(s):
Caltest Lab Order # 9906181



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 1 of 6

REPORT of ANALYTICAL RESULTS

Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

Project: 1535-001 RUSSIAN SPA

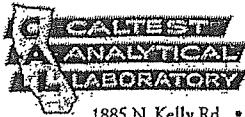
Sampled by: DON FOWLER

<u>Lab Number</u>	<u>Sample Identification</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>
9906181-1	2-1 (A & B) 3'6"	SOIL	04 JUN 99 09:20
9906181-2	2-2 (A & B) 5'6"	SOIL	04 JUN 99 09:40
9906181-3	1-1 (A & B) 3'3"	SOIL	04 JUN 99 08:30
9906181-4	1-2 (A & B) 6'6"	SOIL	04 JUN 99 08:40

Todd M. Albertson
Project Manager

Christine Horn
Laboratory Director

CALTEST authorizes this report to be reproduced only in its entirety.
Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
'D.F.' means Dilution Factor and has been used to adjust the listed Reporting Limit (R.L.).
Acceptance Criteria for all Surrogate recoveries are defined in the QC Spike Data Reports.



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LAB ORDER No.:

9906-181

INORGANIC ANALYTICAL RESULTS

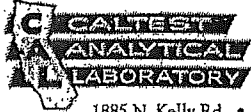
Page 2 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	METHOD	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1								
SAMPLE ID: 2-1 (A & B) 3'6"								
SAMPLED: 04 JUN 99 09:20								
Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Arsenic	6.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Barium	110.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Chromium	57.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Cobalt	11.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Copper	56.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Lead	210.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Mercury	0.6	0.1	mg/kg	5	7471A	06.16.99	A990428MER	2,4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Nickel	80.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Vanadium	42.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Zinc	150.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Asbestos	RR		%	1	PLM			5,6

LAB NUMBER: 9906181-2
SAMPLE ID: 2-2 (A & B) 5'6"
SAMPLED: 04 JUN 99 09:40

Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Arsenic	4.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Barium	84.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Chromium	51.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Cobalt	10.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Copper	41.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Lead	89.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Mercury	1.2	0.2	mg/kg	10	7471A	06.16.99	A990428MER	2,4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Nickel	55.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) The Reporting Limit (R.L.) was raised due to background interference noted in the sample.
- 4) Sample Preparation on 06-15-99 using 7471A
- 5) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 6) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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CALIFORNIA ELAP #1664

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LAB ORDER No.:

9906-181

INORGANIC ANALYTICAL RESULTS

Page 3 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	METHOD	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-2 (continued)								
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Vanadium	45.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Zinc	100.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Asbestos	RR		%	1	PLM			3,4

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 4) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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CALIFORNIA ELAP #1664

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LAB ORDER No.:

9906-181

ORGANIC ANALYTICAL RESULTS

Page 4 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)							
PCB 1016	ND	0.1	mg/kg		1 06.19.99	T9901510CP	1,2,3
PCB 1221	ND	0.1	mg/kg				
PCB 1232	ND	0.1	mg/kg				
PCB 1242	ND	0.1	mg/kg				
PCB 1248	ND	0.1	mg/kg				
PCB 1254	ND	0.1	mg/kg				
PCB 1260	ND	0.1	mg/kg				
Surrogate TCMX	94.		%				
Surrogate Decachlorobiphenyl	103.		%				

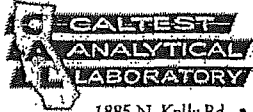
LAB NUMBER: 9906181-1 (continued)
SAMPLE ID: 2-1 (A & B) 3'6"
SAMPLED: 04 JUN 99 09:20
METHOD: EPA 8015M

TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS							
Diesel Fuel	ND	4.	mg/Kg		1 06.18.99	T990148TPH	2,4,5
TPH-Extractable, quantitated as diesel	14.	4.	mg/Kg				
Surrogate o-Terphenyl	85.		%				

LAB NUMBER: 9906181-1 (continued)
SAMPLE ID: 2-1 (A & B) 3'6"
SAMPLED: 04 JUN 99 09:20
METHOD: EPA 8020A

AROMATIC HYDROCARBONS							
Benzene	ND	0.0025	mg/kg		1 06.09.99	V99006469A	2,6
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) The final volume of the sample extract was higher than the nominal amount, resulting in (a) higher reporting limit(s).
- 4) Sample Preparation on 06-11-99 using EPA 3550
- 5) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.
- 6) Sample Preparation on 06-09-99 using EPA 5030



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LAB ORDER No.:

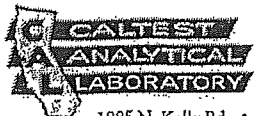
9906-181

Page 5 of 6

ORGANIC ANALYTICAL RESULTS

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1 (continued)							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
(continued)							
Surrogate 4-Bromofluorobenzene [PID]	106.		%		1 06.09.99	V990064G9A	
LAB NUMBER: 9906181-2							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)							
PCB 1016	ND	0.02	mg/kg		1 06.19.99	T9901510CP	1,2
PCB 1221	ND	0.02	mg/kg				
PCB 1232	ND	0.02	mg/kg				
PCB 1242	ND	0.02	mg/kg				
PCB 1248	ND	0.02	mg/kg				
PCB 1254	ND	0.02	mg/kg				
PCB 1260	ND	0.02	mg/kg				
Surrogate TCMX	87.		%				
Surrogate Decachlorobiphenyl	100.		%				
LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8015M							
TOTAL SEMI-VOLATILE PETROLEUM							
HYDROCARBONS							
Diesel Fuel	ND	4.	mg/Kg		1 06.18.99	T990148TPH	2,3,4
TPH-Extractable, quantitated as diesel	59.	4.	mg/Kg				
Surrogate o-Terphenyl	94.		%				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) Sample Preparation on 06-11-99 using EPA 3550
- 4) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.:

9906-181

ORGANIC ANALYTICAL RESULTS

Page 6 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	GC BATCH	NOTES
LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
Benzene	ND	0.0025	mg/kg		1 06.09.99	V990064G9A	1.2
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				
Surrogate 4-Bromofluorobenzene [PID]	110.		%				

- 1) Sample Preparation on 06-09-99 using EPA 5030
- 2) Result expressed as wet weight of sample.

EMSL Analytical, Inc.

382 South Abbott Avenue

Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Todd Albertson

Caltest Analytical Laboratory

1885 N. Kelly Road

Napa, CA 94558

Tuesday, June 15, 1999

Ref Number: CA993492

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: 9906181

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	%	Fibrous % Non-Fibrous
9906181-1	2-1 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed	None Detected		25% Quartz 75% Other	
9906181-2	2-2 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed	None Detected		25% Quartz 75% Other	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 198.1 Method.

Nonette Patron
Analyst

Approved
Signatory

Disclaimer: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 1 of 6


SUPPLEMENTAL QUALITY CONTROL (QC) DATA REPORT

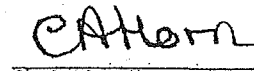
Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

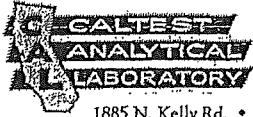
Project: 1535-001 RUSSIAN SPA

<u>QC Batch ID</u>	<u>Method</u>	<u>Matrix</u>
A990421ICP	6010B	SOIL
A990428MER	7471A	SOIL
T990148TPH	8015M	SOIL
T9901510CP	8082	SOIL
V990064G9A	8020A	SOIL


Todd M. Albertson
Project Manager


Christine Horn
Laboratory Director

CALTEST authorizes this report to be reproduced only in its entirety.
Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
Analyte Spike Amounts reported as 'NS' mean not spiked and will not have recoveries reported.
'RPD' means Relative Percent Difference and RPD Acceptance Criteria is stated as a maximum.
'NC' means not calculated for RPD or Spike Recoveries.



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 CALIFORNIA ELAP #1664

LAB ORDER No.:

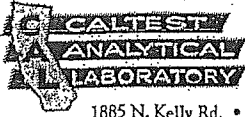
9906-181

METHOD BLANK ANALYTICAL RESULTS

Page 2 of 6

ANALYTE	RESULT	R.L.	UNITS	ANALYZED	NOTES
QC BATCH: A990421ICP					
Antimony	ND	2.	mg/kg	06.16.99	
Arsenic	ND	0.8	mg/kg	06.15.99	
Barium	ND	1.	mg/kg	06.15.99	
Beryllium	ND	0.2	mg/kg	06.16.99	
Cadmium	ND	0.2	mg/kg	06.15.99	
Chromium	ND	1.	mg/kg	06.15.99	
Cobalt	ND	0.4	mg/kg	06.15.99	
Copper	ND	1.	mg/kg	06.15.99	
Lead	ND	0.6	mg/kg	06.15.99	
Molybdenum	ND	1.	mg/kg	06.15.99	
Nickel	ND	1.	mg/kg	06.15.99	
Selenium	ND	2.	mg/kg	06.15.99	
Silver	ND	0.6	mg/kg	06.15.99	
Thallium	ND	2.	mg/kg	06.16.99	
Vanadium	ND	0.4	mg/kg	06.15.99	
Zinc	4.45	4.	mg/kg	06.15.99	1
QC BATCH: A990428MER					
Mercury, TLIC	ND	0.01	mg/kg	06.16.99	
QC BATCH: T990148TPH					
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS				06.18.99	
Diesel Fuel	ND	4.	mg/Kg		
TPH-Extractable, quantitated as diesel	ND	4.	mg/Kg		
Surrogate o-Terphenyl	97.		%		
QC BATCH: T9901510CP					
POLYCHLORINATED BIPHENYLS (PCBS)				06.19.99	
PCB 1016	ND	0.02	mg/kg		
PCB 1221	ND	0.02	mg/kg		
PCB 1232	ND	0.02	mg/kg		
PCB 1242	ND	0.02	mg/kg		
PCB 1248	ND	0.02	mg/kg		
PCB 1254	ND	0.02	mg/kg		
PCB 1260	ND	0.02	mg/kg		
Surrogate TCMX	59.		%		
Surrogate Decachlorobiphenyl	142.		%		

1) Low level contamination noted in the Method Blank; sample results less than the RL or greater than 10 times the contamination level are reported.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No. :

9906-181

METHOD BLANK ANALYTICAL RESULTS

Page 3 of 6

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: V990064G9A					
AROMATIC HYDROCARBONS				06.09.99	
Benzene	ND	0.0025	mg/kg		
Toluene	ND	0.0025	mg/kg		
Ethylbenzene	ND	0.0025	mg/kg		
Xylenes (Total)	ND	0.0025	mg/kg		
Methyl tert-Butyl Ether (MTBE)	ND	.125	mg/kg		
Surrogate 4-Bromofluorobenzene [PID]	112.		%		



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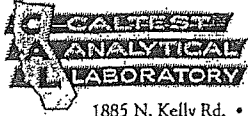
LAB ORDER No.:

9906-181

LABORATORY CONTROL SAMPLE ANALYTICAL RESULTS

Page 4 of 6

ANALYTE	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP							
Antimony	19.8	20.9\	106\	75-125\35		06.16.99	
Arsenic	19.9	21.2\	107\	75-125\35		06.15.99	
Barium	99.6	105.\	105\	75-125\35		06.15.99	
Beryllium	19.8	21.6\	109\	75-125\35		06.16.99	
Cadmium	9.96	10.6\	106\	75-125\35		06.15.99	
Chromium	19.9	21.2\	107\	75-125\35		06.15.99	
Cobalt	19.9	20.4\	103\	75-125\35		06.15.99	
Copper	19.9	20.8\	105\	75-125\35		06.15.99	
Lead	99.6	106.\	106\	75-125\35		06.15.99	
Molybdenum	19.9	21.1\	106\	75-125\35		06.15.99	
Nickel	19.9	20.3\	102\	75-125\35		06.15.99	
Selenium	19.9	20.7\	104\	75-125\35		06.15.99	
Silver	19.9	20.3\	102\	75-125\35		06.15.99	
Thallium	99.2	104.\	105\	75-125\35		06.16.99	
Vanadium	19.9	20.8\	105\	75-125\35		06.15.99	
Zinc	99.6	108.\	108\	75-125\35		06.15.99	
QC BATCH: A990428MER							
Mercury, TTLC	0.200	0.229\	114\	75-125\35		06.16.99	
QC BATCH: T990148TPH							
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS						06.18.99	
Diesel Fuel	66.7	58.6\	88\	59-134\			
Surrogate o-Terphenyl	6.7	7.40\	110\	60-111\			
QC BATCH: T9901510CP							
POLYCHLORINATED BIPHENYLS (PCBS)						06.25.99	
PCB 1260	0.133	0.166\	125\	70-130\			
Surrogate TCMX	0.0133	0.0125\	94\	13-147\			
Surrogate Decachlorobiphenyl	0.0133	0.0158\	119\	23-167\			
QC BATCH: V990064G9A							
AROMATIC HYDROCARBONS						06.09.99	
Benzene	0.033	0.0450\	136\	79-134\			
Toluene	0.195	0.227\	116\	56-140\			
Surrogate 4-Bromofluorobenzene [PID]	0.100	0.113\	113\	72-123\			



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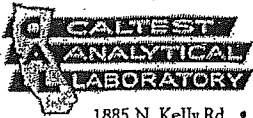
CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 5 of 6

MATRIX SPIKE ANALYTICAL RESULTS

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC	REL% \RPD	DIFF ANALYZED	NOTES
QC BATCH: A990421ICP QC SAMPLE LAB NUMBER: 9906181-1								
Antimony QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.8	18.0\19.0	91\96	75-125\35	5.4	06.16.99	
Arsenic QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	6.67	19.9	26.3\25.9	98\96	75-125\35	1.5	06.15.99	
Barium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	111.	99.6	207.\209.	96\98	75-125\35	1	06.15.99	
Beryllium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.8	19.2\19.1	97\96	75-125\35	0.5	06.16.99	
Cadmium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	9.96	9.61\9.53	96\96	75-125\35	0.8	06.15.99	
Chromium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	57.2	19.9	67.8\64.5	53\37	75-125\35	5.0	06.15.99	1
Cobalt QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	10.9	19.9	28.8\28.7	90\89	75-125\35	0.4	06.15.99	
Copper QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	55.8	19.9	72.0\66.5	81\54	75-125\35	7.9	06.15.99	1
Lead QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	211.	99.6	289.\329.	78\118	75-125\35	13.	06.15.99	
Molybdenum QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.9	20.4\20.3	103\102	75-125\35	0.5	06.15.99	
Nickel	80.3	19.9	83.6\91.5	17\56	75-125\35	9.0	06.15.99	1

1) Spike recovery outside control limits. Spike added less than one half sample concentration. LCS/LCSD and Method Blank are in control.



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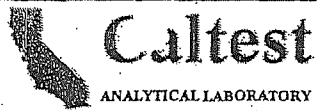
LAB ORDER No.:

9906-181

MATRIX SPIKE ANALYTICAL RESULTS

Page 6 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL* DIFF	ANALYZED NOTES
QC BATCH: A990421ICP (continued)							
QC BATCH: A990421ICP (continued)							
QC SAMPLE LAB NUMBER: 9906181-1							
Selenium	ND	19.9	20.3\20.1	102\101	75-125\35	1	06.15.99
QC BATCH: A990421ICP (continued)							
QC SAMPLE LAB NUMBER: 9906181-1							
Silver	ND	19.9	19.5\19.4	98\97	75-125\35	0.5	06.15.99
QC BATCH: A990421ICP (continued)							
QC SAMPLE LAB NUMBER: 9906181-1							
Thallium	ND	99.2	97.3\97.2	98\98	75-125\35	0.1	06.16.99
QC BATCH: A990421ICP (continued)							
QC SAMPLE LAB NUMBER: 9906181-1							
Vanadium	42.1	19.9	61.8\58.8	99\84	75-125\35	5.0	06.15.99
QC BATCH: A990421ICP (continued)							
QC SAMPLE LAB NUMBER: 9906181-1							
Zinc	154.	99.6	268.\245.	114\91	75-125\35	9.0	06.15.99
QC BATCH: A990428MER							
QC SAMPLE LAB NUMBER: 9906289-1							
Mercury, TTLC	0.0569	0.200	0.268\0.254	106\98	75-125\35	5.4	06.16.99
QC BATCH: T9901510CP							
QC SAMPLE LAB NUMBER: 9906181-1							
POLYCHLORINATED BIPHENYLS (PCBS)							06.19.99
PCB 1260	ND	0.133	0.121\0.124	91\93	70-130\20	2.4	
Surrogate TCMX	94.%	0.0133	0.0112\0.0119	84\89	56-129\		
Surrogate Decachlorobiphenyl	103.%	0.0133	0.0133\0.0135	100\102	19-185\		
QC BATCH: V990064G9A							
QC SAMPLE LAB NUMBER: 9906181-2							
AROMATIC HYDROCARBONS							06.09.99
Benzene	ND	0.033	0.0280\0.0130	85\39	10-179\31	73.	
Toluene	ND	0.195	0.161\0.185	83\95	10-188\14	14.	
Surrogate 4-Bromofluorobenzene [PID]	110.%	0.100	0.106\0.115	106\115	58-143\		



SAMPLE CHAIN OF CUSTODY

PROJECT #/PROJECT NAME
1535-001 Russian Spa

P.O.#

CLIENT: TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC. - EDDY T. LAU
 ADDRESS: 445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CA 94108
 CITY: STATE: ZIP:
 BILLING ADDRESS: SAA

REPORT TO: EDDY T. LAU

ANALYSES REQUESTED

TURN-AROUND TIME
 STANDARD
 RUSH

DUE DATE:

PHONE #: (415) 788-8627 FAX PHONE: (415) 788-3021 SAMPLER (PRINT & SIGN NAME): Don Fowler / Don Fowler

Handwritten notes:
 BISMUTH
 PCB
 BTX
 CANNET (1)
 ASBESTOS

CALTEST #	DATE SAMPLED	TIME SAMPLED	MATRIX	CONTAINER AMOUNT/TYPE	PRESERVATIVE	SAMPLE IDENTIFICATION SITE	CLIENT LAB #	COMP. or GRAB	REMARKS
-3	6-4-99	8:30	SOIL	brass tube	ICE	1-1a 3' 3"			
↓	6-4-99	8:30		glass jar		1-1b 3' 3"			
-4	6-4-99	8:40		brass tube		1-2a 6' 6"			<i>Hold until further notice per client 6/7/99</i>
↓	6-4-99	8:40		glass jar		1-2b 6' 6"			
-1	6-4-99	9:20		brass tube		2-1a 3' 6"		X X X	
↓	6-4-99	9:20		glass jar		2-1b 3' 6"			X X
-2	6-4-99	9:40		brass tube		2-2a 3' 6"		X X X	
↓	6-4-99	9:40		glass jar		2-2b 5' 6"			X X

By submittal of sample(s), client agrees to abide by the Terms and Conditions set forth on the reverse of this document.

RELINQUISHED BY	DATE/TIME	RECEIVED BY	RELINQUISHED BY	DATE/TIME	RECEIVED BY
<u>Don Fowler</u>	<u>6-4-99 11:00</u>	<u>E. Kan</u>	<u>E. Kan</u>	<u>6/4/99 12 NOON</u>	<u>LABORATORY/RET/RE/RE</u>
<u>LABORATORY/RET/RE/RE</u>	<u>6/7/99 9:30 AM</u>	<u>G. Kan</u>	<u>G. Kan</u>	<u>6/7/99 1106</u>	<u>Todd/W/S/S</u>

BD: BIO	WC	SA	COMMENTS
CC: AA	BV	VOA	
SIL: HP	PT	QT	VOA
WIL: HNO ₃	H ₂ SO ₄	NaOH	
SIL: HNO ₃	H ₂ SO ₄	NaOH	HCL

MATRIX: AQ = Aqueous Nondrinking Water, Digested Metals; FE = Low R.L.s, Aqueous Nondrinking Water, Digested Metals; DW = Drinking Water; SL = Soil, Sludge, Solid; FP = Free Product

CONTAINER TYPES: AL = Amber Liter; AHL = 500 ml Amber; PT = Pint (Plastic); QT = Quart (Plastic); HG = Half Gallon (Plastic); SJ = Soil Jar; B4 = 4 oz. BACT; BT = Brass Tube; VOA = 40mL VOA; OTC = Other Type Container

1177

REV. 2/99
 YELLOW - CLIENT COPY TO ACCOMPANY FINAL REPORT
 PINK - CLIENT COPY AS RECEIPT
 WHITE - LABORATORY

180810
180680
180681

Major, Erica (BOS)

From: Board of Supervisors, (BOS)
Sent: Tuesday, September 25, 2018 8:14 AM
To: BOS-Supervisors; Major, Erica (BOS); BOS Legislation, (BOS)
Subject: FW: India Basin Letters of Support
Attachments: India Basin Letters of Support - Final.zip

From: Victoria Lehman <victoria@bldsf.com>
Sent: Monday, September 24, 2018 11:03 AM
To: Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Cc: Kittler, Sophia (BOS) <sophia.kittler@sfgov.org>; Summers, Ashley (BOS) <ashley.summers@sfgov.org>; Sandoval, Suhagey (BOS) <suhagey.sandoval@sfgov.org>; Jacobo, Jon (BOS) <jon.jacobo@sfgov.org>; Taupier, Anne (ECN) <anne.taupier@sfgov.org>; Courtney Pash <Courtney@bldsf.com>
Subject: India Basin Letters of Support

Supervisor Cohen, Chair Tang, and Vice Chair Kim and Supervisor Safai,

Please find attached letters of support for the India Basin project to be considered as items 9, 10, and 11 at this afternoon's Land Use & Transportation Committee.

Thank you,
Victoria

Victoria Lehman

BUILD:

415.551.7624 O
917.207.5984 M
bldsf.com

315 Linden Street, San Francisco, CA 94102

INDIA BASIN NEIGHBORHOOD ASSOCIATION

September 17, 2018

Angela Calvillo, Clerk of the Board
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Dear: Ms. Calvillo,

The India Basin Neighborhood Association (IBNA) supports the Build, Inc / India Basin Investment, LLC (Developer) 700 Innes project to revitalize the India Basin community by creating a 21st century village for all San Francisco to enjoy. This support is based on our shared goals:

- Comprehensive Planning
- Economic Success
- Environmental Protections
- Transportation Improvements
- Recreation Opportunities

IBNA created the above goals in its 2010 Community Vision for the India Basin waterfront, which is considered a starting document for Developer. IBNA has continued involvement in fashioning this addition to our community by meeting regularly for the last four years to provide input to Developer and participating in the India Basin Parks Task Force.

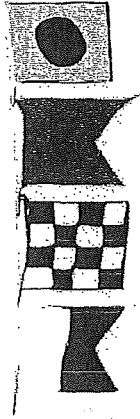
IBNA support of the 700 Innes project is subject to the IBNA Board of Directors' Resolution of May 6, 2017, *Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood*, which established clear guidelines surrounding any proposed building height increases in certain limited situations due to the clear public benefit conferred by a particular development, and not to be precedent setting for the entire neighborhood. It is also subject to the IBNA and Developer agreement signed July 24, 2018, pledging to continue to work together on both interim and permanent community benefits at the 700 Innes project and throughout the neighborhood. Please contact IBNA for document review.

Advocating for our community since 1994, the India Basin Neighborhood Association is a membership organization of residents, local business owners and workers, and friends of the community who support the IBNA mission to "preserve the maritime history, natural beauty, diverse character and unique ambiance of the vibrant mixed-use neighborhood of India Basin through community organizing." IBNA is managed by an all-volunteer Board of Directors elected by members.

IBNA looks forward to welcoming new neighbors. The hope is that the 700 Innes project, together with efforts by various city departments to plan and execute long-needed improvements, will make this a more livable, walkable, safe community where residents and visitors can all enjoy the history, natural beauty, and stunning views – and find the recreation, shopping, transit, city service, education, and entertainment amenities other San Francisco neighborhoods enjoy.

Jill Fox, Chair

PO Box 880953, San Francisco, CA 94188
www.INDIABASIN.org



Advocating for
our community
since 1994

Board of Directors

Jill Fox, Chair

Allen Frazier

Michael Hamman

Sean Karlin

Richard Laufman

Monica Padilla-
Stemmelen

Michael Hamman

702 Earl Street
San Francisco, CA 94124

September 24, 2018

Land Use & Transportation Committee
San Francisco Board of Supervisors
City Hall
San Francisco, CA 94102
erica.major@sfgov.org

RE: #180816 India Basin Mixed Use Project

Supervisors:

I am a long term resident of India Basin and I am writing in support of the Build, Inc. project known as 700 Innes. Most of the folks who live out here consider India Basin to be a paradise, the wild open space, the sunny weather, the amazing views make this place like no other. A great fear and trepidation gripped our community when we learned that the property was sold and slated for development, a fear that all we hold dear would be plowed under. So we were relieved and gratified when we learned that the developer Build, Inc. wanted to work with our community and find that optimum balance between preserving the wild essence of what is here now with the need to build a new community for 3,500 people. Over a period of two years and dozens of meetings we came up with a magnificent project that beautifully threads that needle.

Not only are there over five acres of wild open space but by concentrating the development into a few large buildings up the hill and away from the water there is lots of space between them. This spacing of the buildings preserves view corridors and crates a spacious open feeling unlike any other project in the Bay Area.

Furthermore, creating the development in a smaller area supports the creation of a vibrant neighborhood-serving retail corridor. Soon, the folks who live here now will have a place to share a cup of coffee while enjoying our magnificent views, and have the ability to buy groceries without undertaking a four mile car trip. Imagine, being able to secure your daily needs by simply walking out your door, just like most of the folks who live in San Francisco.

This new neighborhood will have sidewalks, a library, cafes, and all the other amenities that make living in this city such a wonderful experience. By trading open space for density this project captures the best of what is here now, and all the possibilities of a brand new community. I and my neighbors are excited about this, and urge you to approve this marvelous addition to San Francisco.

Michael Hamman

Michael Hamman
702 Earl Street
San Francisco, CA 94124

September 24, 2018

San Francisco Board of Supervisors
City Hall
San Francisco, CA 94102
Board.of.Supervisors@sfgov.org

RE: #180841 - Appeal of Final Environmental Impact Report Certification -
India Basin Mixed-Use Project

Supervisors:

I am writing to oppose the EIR appeal of Mikhail Brodsky and the Archimedes Banya SF. I am a long term resident of India Basin and a close neighbor of the Banya. I have read his complaint and he is advocating No Change for the existing industrial zoning of M-1, which would preclude any development at all of this site. I yield to no man in my love of this space in its present condition, but to argue that this seventeen acre parcel should not be developed is unrealistic, selfish, and completely out of character for San Francisco. If the early Californians had said No Change to the gold seekers of 1849, if the city had said No Change to becoming the West Coast Arsenal of Democracy during World War II, or to the pioneers of the internet in South Park, this would never have become the city we know and love. San Francisco welcomes and embraces change, of course, the challenge is to direct that change in a way that preserves that which was valuable before, while accommodating the new uses that are pressing forward.

The development plan for India Basin that is outlined in the EIR does exactly that. Through several years of collaboration with the neighbors, this plan evolved in a way that preserves the essence of the wild space that is there now and accommodates including 3,500 new residents into our community. Mr. Brodsky chose not to participate in any of this work, despite invitations to do so. The Archimedes Banya has never joined the neighborhood association, nor has it participated in any neighborhood activities. This appeal is based on the loss of a view for the Banya and, if successful, would deny the hundreds of hours of work in hammering out the compromises necessary to craft this plan. But more importantly, to deny the city 1500 new dwelling units in the midst of the current housing crisis simply to preserve the view of one business would be grossly

irresponsible.

This is a good plan that avoids most negative impacts and adjusts and mitigates those few that are unavoidable. This project will be an outstanding addition to our city. It is supported by most of the neighbors who live here. The Planning Commission approved this plan unanimously and, when doing so, characterized it as "Excellent" and "Outstanding". I ask that you deny this merit-less appeal and allow the India Basin project to move forward and become one of the star neighborhoods of our city.

Michael Hamman
mhamman@igc.org

September 20, 2018

Angela Calvillo
Clerk of the Board
City Hall, 1 Dr. Carlton B Goodlett Place
Room 244
San Francisco, CA 94102

RE: Build Inc. Project at 700 Innes

Dear Ms. Calvillo,

Economic Development on Third, (EDOT) is pleased to support the project known as 700 Innes by Build, Inc. This project will contain approximately 200,000 sq ft of commercial/retail space and the developer has made strong commitments to populating that space with local Bayview merchants. There is a growing and prospering community of artisan/maker businesses in the Bayview and these new spaces will provide an additional opportunity for them to showcase and sell their wares.

Upon completion, this project will bring over 3,500 new residents into our community and that increase in population will support our existing businesses and services. These new residents will nurture a more vibrant retail environment, one in which the existing residents will be able to more easily meet their daily needs without a lot of inconvenient travel.

The developer Build, Inc. has, over the last several years, met with the community many times, and has shaped this project in accordance with their input. The result is a development that not only meets their needs but goes a long way toward satisfying the long felt desires of this community for improvement. For these reasons EDOT enthusiastically supports this project and looks forward to a speedy approval.

Earl Shaddix, Director, EDOT

Cc: Mayor London Breed
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

July 24, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I am pleased to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

As a Bayview Hunters Point resident, it is important to me to remain involved in highly relevant dialogue surrounding environmental justice and literacy, and remediation; historically paramount matters impacting the Bayview Hunters Point community.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage community members and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area, inclusive of socio-economic and cultural heritage lens of the community.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Additionally, as a board member for bay.org, which operates community programs in close proximity to the "India Basin Project" at the EcoCenter at Heron's Head Park, my discussions with the BUILD team have uncovered synergies between BUILD and the EcoCenter's public purpose around community revitalization; a unique opportunity for perspective residents and the surrounding community to learn about environmental justice and literacy, urban sustainability, workforce development, and how to adopt more environmentally-conscious lifestyles promoting the health of the community and quality of life matters.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors and community organizations in the design process and I look forward to seeing the project gain approval.

Sincerely,



Angelique Tompkins

Address

25 Thornton Av San Francisco, CA 94124

Date

July 24, 2018



INDIA BASIN SAN FRANCISCO

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a business owner in the Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history. We look forward to partnering with BUILD as they move to the construction phase of the project. We are enthusiastic that the project will provide jobs to residents of the Bayview/Hunters Point area and 1,575 housing units in the future.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors and local businesses in the planning process and I look forward to seeing the project gain approval.

Sincerely,

Name

JAMES RICHARDS

Association

ABORIGINAL BLACKMAN UNITED (ABU)

Address

1595 SHAFTER AVE SE CA 94124

Date

7/24/18



INDIA BASIN

SAN FRANCISCO

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Name

Baker Adams

Association

Bayview Resident

Address

2 Maddux Ave, San Francisco, CA

Date

7/23/18



September 17, 2018

Mr. Mat Snyder
San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

Dear Mr. Snyder:

This letter is to inform you and other interested parties of Bayview Merchants Association (BMA) support for the proposed development project at 700 Innes Ave in India basin area of Bayview Hunters Point. This action was taken by BMA at our meeting on August 28, 2018, following a presentation by the project's sponsor and a lengthy discussion about the potential benefits and adverse impacts of the project.

After careful consideration, BMA concluded that the project will be an asset to the community. BMA will continue to work with the project's sponsor to explore ways to increase opportunities for local businesses to participate in all phases of the project and to maximize opportunities for local residents of all income levels to purchase units in the project.

Please contact me if you have any questions about BMA's support of this project.

We look forward to working closely with BUILD Inc to build a project we all can be proud of.

Sincerely,

Al Williams
Bayview Merchants Association

3801 Third Street, Suite 1068 • San Francisco, CA 94124 • Phone: (415) ⁴⁶⁷⁻⁴⁶⁷⁵~~647-3728~~ Ext. 407 • Fax: (415) 647-1542

www.bayviewmerchantsassociation.com



INDIA BASIN NEIGHBORHOOD ASSOCIATION

July 24, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

The India Basin Neighborhood Association (IBNA) supports the Build, Inc / India Basin Investment, LLC (Developer) 700 Innes project to revitalize the India Basin community by creating a 21st century village for all San Francisco to enjoy. This support is based on our shared goals:

- Comprehensive Planning
- Economic Success
- Environmental Protections
- Transportation Improvements
- Recreation Opportunities

IBNA created the above goals in its 2010 Community Vision for the India Basin waterfront, which is considered a starting document for Developer. IBNA has continued involvement in fashioning this addition to our community by meeting regularly for the last four years to provide input to Developer and participating in the India Basin Parks Task Force.

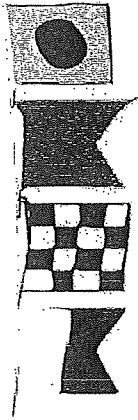
IBNA support of the 700 Innes project is subject to the IBNA Board of Directors' Resolution of May 6, 2017, *Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood*, which established clear guidelines surrounding any proposed building height increases in certain limited situations due to the clear public benefit conferred by a particular development, and not to be precedent setting for the entire neighborhood. It is also subject to the IBNA and Developer agreement signed July 24, 2018, pledging to continue to work together on both interim and permanent community benefits at the 700 Innes project and throughout the neighborhood. Please contact IBNA for document review.

Advocating for our community since 1994, the India Basin Neighborhood Association is a membership organization of residents, local business owners and workers, and friends of the community who support the IBNA mission to "preserve the maritime history, natural beauty, diverse character and unique ambiance of the vibrant mixed-use neighborhood of India Basin through community organizing." IBNA is managed by an all-volunteer Board of Directors elected by members.

IBNA looks forward to welcoming new neighbors. The hope is that the 700 Innes project, together with efforts by various city departments to plan and execute long-needed improvements, will make this a more livable, walkable, safe community where residents and visitors can all enjoy the history, natural beauty, and stunning views – and find the recreation, shopping, transit, city service, education, and entertainment amenities other San Francisco neighborhoods enjoy.

Jill Fox, Chair

PO Box 880953, San Francisco, CA 94188
www.INDIABASIN.org



Advocating for
our community
since 1994

Board of Directors

Jill Fox, Chair

Allen Frazier

Michael Hamman

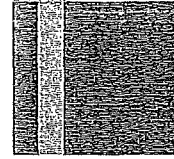
Sean Karlin

Richard Laufman

Monica Padilla-
Stemmelen

Sue Ellen Smith

Jignesh Desai, PE, BCEE, DBIA
105 Diamond Cove Terrace, San Francisco, CA 94124
415-200-8749 jdesai2007@gmail.com



Mathew Snyder

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point.

I have been SF resident for last 25 years and I have been involved with many large multi-billion dollars infrastructure programs over last 25 years as Project Engineer and Project Manager.

Since last 20 years I have been working in Bayview and for last 5 years my wife and I live in beautiful Bayview. I remember riding my bicycle to India Basin area during lunch break or in the evening to just relax and meditate by sitting at the shoreline.

I was assigned to sit on design review committee by Supervisor Cohen approximately two years ago. I have attended every update meetings and have provided my professional opinion on the matters. I have asked right questions on not only technical and environmental aspects, but also brought up subjects/opportunities questions on career jobs in construction management, project management, urgent care facility, and EV charging facilities for my fellow D-10 residents.

I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project.

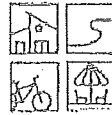
I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue. Every time, we brought up questions or concerns, BUILD was very responsive and respectful. I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Jignesh Desai, PE, BCEE, DBIA

Candlestick Cove Neighborhood Resident



INDIA BASIN SAN FRANCISCO

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Name

Meaghan M. Mitchell

Association

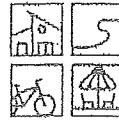
Bayview Resident

Address

264 BRIDGEVIEW DR. SE, CA 94127

Date

7/19/18



INDIA BASIN SAN FRANCISCO

June 27, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a community member who lives in Bayview/Hunters Point. I am extremely proud to endorse such a thoughtful, well-designed and civic-minded project. Few projects provide such a grand vision for positive transformation.

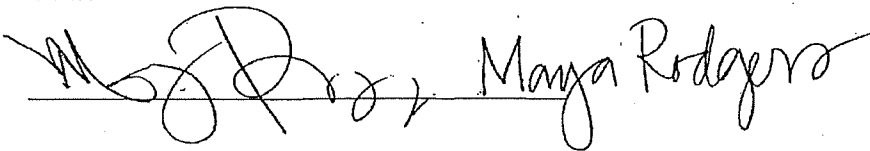
I support BUILD's latest conceptual plans for the India Basin development project at 700 Innes Avenue and I applaud their persistent efforts to engage our group and other key stakeholders as the plans unfold. BUILD has listened to our concerns and responded with creative solutions to develop the type of plan that we had envisioned for this area.

BUILD and their consultant team have met with us several times to receive feedback and direction on the development of the concept plan. I am confident that BUILD will continue to support our vision to redevelop the site into a valuable community asset that honors the area's history.

Once again, I would like to reiterate my support of BUILD's project plan. BUILD has focused on creating a plan that reflects the neighborhood's vision by engaging neighbors in the design process and I look forward to seeing the project gain approval.

Sincerely,

Name

 Maya Rodgers

Association

Parks 94124

Address

863 Jamestown Ave #101, 94124



September 14, 2018

Mat Snyder
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Snyder:

I want to express my support for the proposed development plans at 700 Innes Ave within the "India Basin Project", as a representative from Renaissance Entrepreneurship Center, a 501c(3) non-profit dedicated to empowering and increasing the entrepreneurial capacities of socially and economically diverse men and women.

Renaissance Entrepreneurship Center is a registered 501c(3) non-profit social impact organization working at the intersection of racial, economic, and social justice. Our aim is to strengthen our communities through the creation of sustainable businesses, new jobs, and the promotion of financial self-sufficiency. Renaissance has helped open more businesses than any other non-profit in the Bay Area.

I am happy to endorse the India Basin project as few development projects provide such a grand vision for positive transformation. I support BUILD's latest conceptual plans and hope for a quick approval process.

Renaissance Entrepreneurship Center is particularly excited about the Public Market concept at the site. We understand that the Public Market will function as the social heart of the project, with micro-retail and rotating food and craft stalls animating the market. We look forward to partnering with BUILD to locate small businesses and entrepreneurs in this space. We are enthusiastic about the opportunity to use the Public Market as an incubation space to help small business owners and entrepreneurs grow their businesses.

Once again, I would like to reiterate my support of BUILD's project plan. We look forward to working closely with BUILD once the project is approved to use the Public Market space to meaningfully contribute to the growth of small businesses.

Sincerely,

Sharon Miller
CEO

Board of Directors

Chair
SANDOR STRAUS
TIGMERA, LLC

Vice-Chair
YASMIN EICHMANN DATTA
GOOGLE, INC.

Secretary
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MARVIC BAMBA
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ROBERT CHAN
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INTERNATIONAL

ALISON DAVIS
FIFTH ERA

MUNISH GANDHI
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HEIDI GIBSON*
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THE AMERICAN GRILLED CHEESE
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THREE TWINS ICE CREAM

VISHAL KARIR, CFA
ETHOS

PHILIP KOBLIS
COMERICA

ROLAND PAN
TECHNOLOGY EXECUTIVE

KARLY WANG
SMALL BUSINESS MARKETING AT
WELLS FARGO

FELICIANO ZAVALA*
PENINSULA PARTY RENTALS

CEO
SHARON MILLER

*Renaissance graduate

BUILD:

September 24, 2018

RE: INDIA BASIN LETTERS OF SUPPORT

Supervisor Cohen, Chair Tang, and Vice Chair Kim and Supervisor Safai,

Please find attached letters of support for the India Basin project to be considered as items 9, 10, and 11 at this afternoon's Land Use & Transportation Committee.

Enclosures:

India Basin Neighborhood Association – Page 1
Michael Hamman – Pages 2, 3
Michael Hamman, re: Appeal – Pages 4, 5
Economic Development on Third (EDot) – Page 6
Angelique Tompkins – Page 7
Aboriginal Blackman United (ABU) – Page 8
Bakari Adams, resident – Page 9
Bayview Merchants Association – Page 10
India Basin Neighborhood Association (2) – Page 11
Jignesh Desai, resident – Page 12
Meghan Mitchell – Page 13
Parks 92124, Maya Rodgers – Page 14
Renaissance Entrepreneurship Center- Page 15

Sincerely,

Courtney Pash
Senior Project Manager

BUILD

RE: Request to extend public comment period on scoping for Indi...

Subject: RE: Request to extend public comment period on scoping for Indian Basin Mixed-Use Project, and request for the Planning Dept. to provide short presentation at June 15th BVHP EJ Task Force meeting

From: "Bollinger, Brett (CPC)" <brett.bollinger@sfgov.org>

Date: 6/9/2016 7:52 AM

To: Bradley Angel <bradley@greenaction.org>

CC: Marie Harrison <marieh@greenaction.org>, "etecia@greenaction.org" <etecia@greenaction.org>

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2016 JUN 27 PM 4:54

Thank you for your interest in the project. To be clear about the project notice that was sent out on 6/1/2016 and the overall environmental review process, this was a Notice of Preparation (NOP) of an Environmental Impact Report under the California Environmental Quality Act (CEQA). Although an Initial Study (IS) is attached to the NOP (<http://sfmea.sfplanning.org/2014-002541ENV India%20Basin NOP-IS.pdf>) with some environmental topics focused out, the more complex environmental topics (transportation, air quality, noise, biological resources, water/wastewater, etc.) analysis has yet to be published. The technical analysis for the more complex topics will be published as part of the Draft Environmental Impact Report (DEIR), which will include a 60-day public comment period and a public comment hearing in front of the SF Planning Commission within the 60-day comment period. We expect to publish the DEIR in December 2016. Only the Environmental Review Officer (ERO) or the Planning Commission can recommend extension of the comment period. In discussion with the ERO, we don't believe an extension of the scoping comment period is justified in this case. However, we will accept late scoping comment letters since we do not expect the DEIR to be published until late 2016.

Regarding translation services, we can provide that service at the Planning Commission DEIR public hearing if requested. We can also work with individuals over the phone to answer questions regarding the environmental review process and analysis we publish. We do not have the resources to translate every page of analysis into multiple languages. Any individuals that need translation services can go through the Mayor's Office of Disability: <http://sfgov.org/mod/language-access-ordinance>

On Thursday June 16th at 5pm we will be holding a NOP Public Scoping Meeting to receive comments on the NOP/IS that was published on 6/1/2016. At this hearing the public can also comment on environmental topics that should be addressed in the DEIR. I suggest that you contact the project sponsor to request a presentation of the proposed project at your June 15th meeting. My role with this project involves only the CEQA compliance portion for which we are holding a public hearing on 6/16/2016. I can also answer questions via email or over the phone regarding the CEQA process for the project.

Please don't hesitate to contact me with any additional questions, clarifications or comments.

Best,

Brett Bollinger
San Francisco Planning Department
Environmental Planning Division
1650 Mission Street Suite 400
San Francisco, CA 94103

RE: Request to extend public comment period on scoping for Indi...

(415) 575-9024

-----Original Message-----

From: Bradley Angel [<mailto:bradley@greenaction.org>]

Sent: Tuesday, June 07, 2016 12:22 PM

To: Bollinger, Brett (CPC)

Cc: Marie Harrison; etecia@greenaction.org

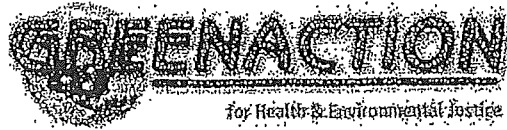
Subject: Request to extend public comment period on scoping for Indian Basin Mixed-Use Project, and request for the Planning Dept. to provide short presentation at June 15th BVHP EJ Task Force meeting

On behalf of our members and constituents in Bayview Hunters Point impacted by the proposed India Basin Mixed-Use Project, we request the Planning Department provide an extended public comment period beyond July 1, 2016. Due to the complexity of the many issues including many potential significant impacts already identified, and the need to ensure meaningful civic engagement in this process, we request that the comment period be extended to July 30, 2016.

In addition, can you tell us if the notice and/or environmental documents were prepared and provided in any language other than English, as it is vital that all members of the community are informed about what is proposed and how they can provide input. If such translations were not provided, we hereby request a notice and underlining documents immediately be made available in other relevant languages spoken in the community.

Also, we invite you/Planning Department to make a presentation about this project and how the public can be involved at the next meeting of the Bayview Hunters Point Environmental Justice Response Task Force, Wednesday, June 15th at 2 pm. Please let us know if you or someone from the department can do this.

Thanks,
Bradley Angel
Greenaction for Health and Environmental Justice



June 30, 2016

Brett Bollinger
San Francisco Planning Department
Environmental Planning Division
1650 Mission Street Suite 400
San Francisco, CA 94103

Greenaction for Health and Environmental Justice Scoping Comments on the Proposed India Basin Mixed Use Project

On behalf of our members and constituents in Bayview Hunters Point, San Francisco, we submit the following Scoping comments regarding concerns with the Initial Study and other issues that must be considered and evaluated in the preparation of an Environmental Impact Report for the proposed India Basin Mixed Use Project.

Greenaction For Health and Environmental Justice is a multiracial grassroots organization that works with low-income and working class urban, rural, and indigenous communities to fight environmental racism and build a clean, healthy and just future for all. Greenaction has been involved in environmental health and justice advocacy in Bayview Hunters Point since we were founded in 1997. This low-income community of color continues to be negatively and disproportionately impacted by pollution, gentrification, health disparities, and other forms of environmental, social, economic injustice.

Planning Department Improperly Rejected Request for Extension of Public Comment Period and Translation of Public Notice and Key Documents:

On June 7, 2016, Greenaction emailed the Planning Department with the following request:

On behalf of our members and constituents in Bayview Hunters Point impacted by the proposed India Basin Mixed-Use Project, we request the Planning Department provide an extended public comment period beyond July 1, 2016. Due to the complexity of the many issues including many potential significant impacts already identified, and the need to ensure meaningful civic engagement in this process, we request that the comment period be extended to July 30, 2016. In addition, can you tell us if the notice and/or environmental documents were prepared and provided in any language other than English, as it is vital that all members of the community are informed about what is proposed and how they can provide input. If such translations were not provided, we hereby request a notice and underlining documents immediately be made available in other relevant languages spoken in the community.

On June 9, 2016, the Planning Department responded via email and denied our requests. While the Planning Department response stated they would accept "late" comments, that is not adequate as there is no legal guarantee that comments submitted after the official comment period ends would be part of the administrative record.

We believe the denial of our request for a modest extension of the public comment period and for publishing a notice and key documents in languages spoken in the community is improper and effectively denies many members of the community their lawful and civil rights to meaningful participation in a public process on a proposed project that very well could have a significant and negative impact on their well-being, environment and community.

As a result of the Planning Department's rejection of our requests, non-English speaking residents will likely never know about this Scoping Process as they cannot read the Notice if by some chance they receive it. Even if non-English speaking residents did receive the notice, which is solely in English, they would not be able to provide meaningful comments as they cannot read or understand the Notice or the underlying documents such as the Initial Study.

Environmental Review Topics:

The Initial Study prepared in 2014 accurately identified a number of issues and potential impacts from the proposed project that would have significant impacts. Full analysis of these significant impacts must be done, and we believe many of these significant impacts may not be able to be mitigated.

The Initial Study incorrectly and improperly concluded that there were certain environmental review topics that would not be addressed in an EIR. These include: land use and land planning, aesthetics, population and housing, greenhouse gas emissions, geology and soils, mineral/energy resources, agriculture and forest resources. Some of these will be explained in more detail below. The study states that

All items in the Initial Study Checklist that have been checked "Less than Significant Impact," "No Impact" or "Not Applicable" indicate that, upon evaluation, staff has determined that the proposed project could not have a significant adverse environmental effect relating to that topic... the conclusions regarding potentially significant adverse environmental effects are based upon field observation, staff experience and expertise on similar projects, and/or standard reference material available within the Planning Department.

Greenaction strongly disagrees with the conclusion in the Planning Department's Initial Study to exclude many of the above mentioned issues from evaluation in the EIR. We base this assertion due to two factors:

(1) We assert that this project's potential impact on land use and land planning, aesthetics, population and housing and greenhouse gas emissions in Bayview Hunters Point will indeed be significant; and

(2) Even if these issues individually were to be evaluated in an EIR and determined to be "less than significant," the cumulative, combined impact of these issues is likely quite significant and thus must be considered individually and cumulatively in the EIR.

Compliance with Civil Rights Laws:

As the City and County of San Francisco receives federal and state funding, it is subject to and must comply with state and federal civil rights laws (California Government Code 11135 and Title VI of the United States Civil Rights Act). The EIR for this project must evaluate all potential significant impacts that would have a negative discriminatory and disparate impact on people of color. As this project is proposed for Bayview Hunters Point, and as it would have significant impacts that may not be able to be mitigated, an analysis of whether this project would have a discriminatory and disparate

impact on people of color and thus violate the civil rights of people of color residents is required.

Hazardous Waste and Toxic Contamination in and next to the Project Area:

The proposed project site contains toxic contamination from prior industrial activities in the area. The project site is also next to the federal Superfund/National Priorities List site at the Hunters Point Shipyard which is contaminated with radioactive and toxic waste.

Project proponents have acknowledged that comprehensive testing has not been completed to assess the full extent of contamination, and have stated to Greenaction that the plan for any remediation or cleanup would be made after the design for the development is made. This is an enormous concern and threatens the accuracy and integrity of the EIR process.

An EIR cannot be prepared, meaningful comments cannot be made, and an analysis of potentially significant impacts cannot likely not be accurate without knowing the extent of contamination at the site and plans for remediating and/or cleaning up the contamination. The EIR must additionally evaluate the potential impact of the Navy's plan to leave large amounts of radioactive and toxic waste at the adjacent Shipyard Superfund Site that is threatened by sea level rise, as this could have a negative impact on the environment and health of people living and working at the India Basin development site.

If an accurate assessment of the contamination at the site is not conducted, and an adequate and health-protective cleanup plan not approved prior to the EIR process, then the EIR clearly must analyze -- and conclude -- that the India Basin project would have a significant negative impact that cannot be mitigated if toxic contamination at and next to the site is not fully cleaned up.

A plan for a full cleanup must be made before the design starts so that the design can be made around the areas that need cleanup. If the design for the development is done as currently planned, it will be difficult to clean up certain areas and impossible to evaluate the full potential impacts of the contamination in an EIR process.

The only way to mitigate the presence of toxic contamination is to safely and completely remove this contamination. The health and safety of Bayview Hunters Point residents must be fully protected in all stages of this project.

Sea Level Rise:

Sea level rise was only mentioned once in the entire Initial Study - in the "Hydrology and Water Quality" Section. The study stated that the site "could" experience "climate-change-related sea level rise." This conclusion is factually incorrect, as there is no doubt based on all the latest scientific evidence and projections, that the site will experience potentially severe climate change sea level rise impacts.

As the proposed project is located directly on the waterfront, this issue needs to be comprehensively and thoroughly evaluated using the most recent scientific projections. This is especially a concern as there is toxic contamination at the site near the waterfront.

The initial study used outdated information on sea level rise. Since that report was written, the predictions for how much sea level will rise in San Francisco have gone up dramatically. Therefore the

current estimates of projected sea level rise must be used in the EIR and accurate assessment based on the latest science must be thoroughly evaluated in the EIR.

The state government's California Climate Action Team now estimates that sea level will rise an additional 10 to 17 inches by 2050 and 31 to 69 inches by 2100 or more. San Francisco Department of the Environment projects sea level increasing by 11 to 19 inches by 2050, and 30 to 55 inches by 2100.

In March 2016, the City and County of San Francisco released a "San Francisco Sea Level Rise Action Plan," which will provide a foundation for a citywide sea level rise adaption plan (the expected completion of this report is 2018). The SLR Action Plan is based on important climate science and provides a sobering portrait of many of the likely effects of sea level rise on the San Francisco waterfront. For example, the report notes that, by the year 2100, sea level for San Francisco could rise by 66 inches. In the event of extreme tides or coastal storms, sea level could reach 108 inches, or 9 feet. Coastal hazards that increase with sea level rise include temporary coastal flooding, urban flooding (caused by rainfall runoff, which would impede the city's combined sewage and storm water systems), shoreline erosion, daily tidal inundation and regular King Tide floods, and extreme storms.

The EIR must thus thoroughly evaluate all the potential impacts of what clearly and ominously may be massive sea level rise, storm surges and inundation of the project site.

Greenhouse Gases:

The Initial Study incorrectly concluded that greenhouse gases will not be assessed as an environmental factor in the EIR. In 2016, in an area where this is already a serious pollution problem, greenhouse gasses should not be allowed to be taken off the list of necessary environmental review topics as there is a serious potential for a significant impact from greenhouse gas emissions.

We thus challenge as factually incorrect the Initial Study's conclusion that the proposed project would be consistent with the San Francisco Reduction Strategy and would not generate GHG emissions in a manner that would have a significant impact on the environment. The potential impact of greenhouse gas emissions must therefore be included in the environmental review topics that will be included in the EIR.

The Initial Study found that there could be a "potentially significant impact" for "Cause substantial additional vehicle miles traveled" under the Transportation section. This directly impacts and would increase greenhouse gas emissions. In addition, construction equipment working on this massive project will likely result in significant GHG emissions.

Air Quality:

The Initial Study found that there could be potentially significant impacts from violation of air quality standards, cumulatively considerable net increase of any criteria pollutant, odors, conflict with air quality plan."

Impacts on neighborhood air quality must be evaluated and the existing in pollution must be taken into account when air quality is considered in the EIR. As residents already suffer high rates of asthma and other respiratory illnesses, air quality is an enormous concern that must be accurately and cumulatively evaluated.

Cumulative Impacts of Pollution and Health, Socio-Economic Factors:

The Bay Area Air Quality Management District has identified Bayview Hunters Point as a "CARE" community that is disproportionately and negatively impacted by pollution. The fact that that Bayview Hunters Point is significantly and cumulatively impacted by historic and current pollution – including mobile and stationary sources – is also recognized by the wide range of local, regional, state and federal regulatory agencies.

The EIR must include a thorough cumulative impact analysis that evaluates all the potential environmental, health, and socio-economic impacts of the India Basin project combined with existing impacts in the community historically and today.

Land Use, Gentrification, and Affordable Housing:

On page 51 of the Initial Study, under Land Use, section LU-3, it is stated that "the proposed project and variant would not have a substantial adverse impact on the existing character of the vicinity. (Less than Significant)" (51). Greenaction strongly disagrees with this assessment.

Bayview Hunters Point is a community under attack by developers who are gentrifying the neighborhood and changing its character from a predominantly people of color community to one with thousands of high-end condos, townhouses and homes that most residents could never afford.

This proposed development has the strong potential to further gentrify the area by creating a development with only minimal "affordable housing" and with most residential units priced too high for many current residents to afford. By building developments that most residents of Bayview Hunters Point cannot afford, the culture of the neighborhood is changed, the price of housing and commercial rents in the neighborhood goes up, and therefore forces out people who are already longtime residents of the community.

The EIR should consider, and conclude, that the current plans for the project are inadequate to prevent further gentrification of the neighborhood. The only way to avoid and mitigate this significant impact is that the development needs more affordable housing for the current residents living in Bayview and Hunters Point. When the term "affordable housing" is used, we are referring to affordable housing that is based on the actual incomes of residents currently living in the area. Currently, at least 149 affordable units must be built in the development (or a fee can be paid to avoid building them at all). At a minimum, at least half of the total units proposed to be built should be real affordable housing and accessible to current residents of Bayview Hunters Point.

With a massive increase in higher-end residential development, the neighborhood will also change in other ways including higher commercial rents resulting in evictions of the many community-owned small businesses along 3rd Street. BVHP is already experiencing dramatic rent increases and changes in demographics, and the EIR must evaluate in depth the potential impacts on housing and the overall environment of the community.

The project proponents should also work in a broad and representative community process prior to finalizing their project plan to reach a Community Benefits Agreement that will address and prevent all negative impacts that might arise from their project – and any such agreement should be reviewed in depth in the EIR.

Bus Routes:

This project would change existing bus routes in the neighborhood that would affect community members that live close to India Basin and those that live farther away. We do not want the community to be inconvenienced by changing bus routes. A full assessment of the effects of changing these specific bus routes should be analyzed in the EIR.

Please respond to these comments in writing.

Submitted by,

Bradley Angel

Bradley Angel, Executive Director

Claire Laurentine, Intern

Marie Harrison, Bayview Hunters Point Community Organizer

Etecia Brown, Bayview Hunters Point Community Organizer

Greenaction for Health and Environmental Justice
559 Ellis Street, San Francisco, CA 94109
greenaction@greenaction.org

RE: Request to extend public comment period on scoping for Indi...

-----Original Message-----

From: Bradley Angel [mailto:bradley@greenaction.org]

Sent: Tuesday, June 07, 2016 12:22 PM

To: Bollinger, Brett (CPC)

Cc: Marie Harrison; etecia@greenaction.org

Subject: Request to extend public comment period on scoping for Indian Basin Mixed-Use Project, and request for the Planning Dept. to provide short presentation at June 15th BVHP EJ Task Force meeting

On behalf of our members and constituents in Bayview Hunters Point impacted by the proposed India Basin Mixed-Use Project, we request the Planning Department provide an extended public comment period beyond July 1, 2016. Due to the complexity of the many issues including many potential significant impacts already identified, and the need to ensure meaningful civic engagement in this process, we request that the comment period be extended to July 30, 2016.

In addition, can you tell us if the notice and/or environmental documents were prepared and provided in any language other than English, as it is vital that all members of the community are informed about what is proposed and how they can provide input. If such translations were not provided, we hereby request a notice and underlining documents immediately be made available in other relevant languages spoken in the community.

Also, we invite you/Planning Department to make a presentation about this project and how the public can be involved at the next meeting of the Bayview Hunters Point Environmental Justice Response Task Force, Wednesday, June 15th at 2 pm. Please let us know if you or someone from the department can do this.

Thanks,

Bradley Angel

Greenaction for Health and Environmental Justice

RE: Request to extend public comment period on scoping for Indi...

Subject: RE: Request to extend public comment period on scoping for Indian Basin Mixed-Use Project, and request for the Planning Dept. to provide short presentation at June 15th BVHP EJ Task Force meeting
From: "Bollinger, Brett (CPC)" <brett.bollinger@sfgov.org>
Date: 6/9/2016 7:52 AM
To: Bradley Angel <bradley@greenaction.org>
CC: Marie Harrison <marieH@greenaction.org>, "etecia@greenaction.org" <etecia@greenaction.org>

Thank you for your interest in the project. To be clear about the project notice that was sent out on 6/1/2016 and the overall environmental review process, this was a Notice of Preparation (NOP) of an Environmental Impact Report under the California Environmental Quality Act (CEQA). Although an Initial Study (IS) is attached to the NOP (http://sfmea.sfplanning.org/2014-002541ENV_India%20Basin_NOP-IS.pdf) with some environmental topics focused out, the more complex environmental topics (transportation, air quality, noise, biological resources, water/wastewater, etc.) analysis has yet to be published. The technical analysis for the more complex topics will be published as part of the Draft Environmental Impact Report (DEIR), which will include a 60-day public comment period and a public comment hearing in front of the SF Planning Commission within the 60-day comment period. We expect to publish the DEIR in December 2016. Only the Environmental Review Officer (ERO) or the Planning Commission can recommend extension of the comment period. In discussion with the ERO, we don't believe an extension of the scoping comment period is justified in this case. However, we will accept late scoping comment letters since we do not expect the DEIR to be published until late 2016.

Regarding translation services, we can provide that service at the Planning Commission DEIR public hearing if requested. We can also work with individuals over the phone to answer questions regarding the environmental review process and analysis we publish. We do not have the resources to translate every page of analysis into multiple languages. Any individuals that need translation services can go through the Mayor's Office of Disability: <http://sfgov.org/mod/language-access-ordinance>

On Thursday June 16th at 5pm we will be holding a NOP Public Scoping Meeting to receive comments on the NOP/IS that was published on 6/1/2016. At this hearing the public can also comment on environmental topics that should be addressed in the DEIR. I suggest that you contact the project sponsor to request a presentation of the proposed project at your June 15th meeting. My role with this project involves only the CEQA compliance portion for which we are holding a public hearing on 6/16/2016. I can also answer questions via email or over the phone regarding the CEQA process for the project.

Please don't hesitate to contact me with any additional questions, clarifications or comments.

Best,

Brett Bollinger
San Francisco Planning Department
Environmental Planning Division
1650 Mission Street Suite 400
San Francisco, CA 94103

GREENACTION

For Health & Environmental Justice

May 23, 2017

Michael Li
San Francisco Planning Department/Environmental Planning Division
1650 Mission Street Suite 400
San Francisco, CA 94103

RB: India Basin Mixed Use Project Draft EIR

Dear Mr. Li,

On behalf of our many members and constituents in Bayview Hunters Point, Greenaction for Health and Environmental Justice is writing to raise several serious concerns about the India Basin Mixed Use Project. We call on your agency to immediately remedy serious defects in the Scoping and DEIR process, including the refusal of your agency to provide meaningful opportunities for public participation to non-English speaking residents.

On June 7, 2016, Greenaction wrote to the Planning Department about several issues related to the Scoping and EIR processes, including the English-only notices associated with the environmental review process. We asked "if the notice and/or environmental documents were prepared and provided in any language other than English, as it is vital that all members of the community are informed about what is proposed and how they can provide input. If such translations were not provided, we hereby request a notice and underlining documents immediately be made available in other relevant languages spoken in the community."

On June 9, 2016, Mr. Bollinger responded to our June 7th communication, rejecting our request for translation. Mr. Bollinger stated in relevant part:

Regarding translation services, we can provide that service at the Planning Commission DEIR public hearing if requested. We can also work with individuals over the phone to answers questions regarding the environmental review process and analysis we publish. We do not have the resources to translate every page of analysis into multiple languages. Any individuals that need translation services can go through the Mayor's Office of Disability: <http://sfgov.org/mod/language-access-ordinance>

The refusal of the Planning Department to translate the notice and any part of the associated environmental review documents, despite the fact that the affected community has many non-English speaking residents (particularly Chinese and Spanish-speaking), is unacceptable as it denies them their lawful right to meaningful participation in public processes including the Scoping and EIR process. The Planning Department clearly has the resources, as well as the legal and moral responsibility, to translate the public notices and at least translate an extended executive summary of the Scoping/Notice of Preparation, DEIR, EIR and other key documents.

Furthermore, it is insulting to San Francisco residents who are non-English speaking or limited English speaking for the Planning Department to respond by saying: "*Any individuals that need translation services can go through the Mayor's Office of Disability...*"

559 Ellis Street, San Francisco, CA 94109 • Telephone: 415-447-3904 Fax: 415-447-3905

P.O. BOX 277, Kettleman City, CA 93239 • Telephone: 559-583-0800

www.greenaction.org



It is ironic that the Planning Department in the Sanctuary City of San Francisco apparently considers speaking a language other than English as a disability. It is a human right.

We are also concerned that the Planning Department apparently plans on releasing the Draft Environmental Impact Report any day. In addition to the language access issues described above, we have serious concerns that the DEIR will be inadequate due to the lack of information and analysis about the extent of contamination at the project site.

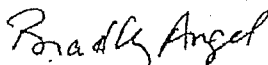
We understand that some testing for toxic contamination has been conducted. We also understand that test results were not considered in development of the DEIR as these test results are just being analyzed now. We further are concerned that no testing was conducted for possible radioactive contamination, despite the clearly known fact that the adjacent Hunters Point Naval Shipyard Superfund site is heavily contaminated with radioactive waste from decades of military and industrial polluting activities. The lack of data immensely relevant to a DEIR undermines that adequacy of the DEIR and prevents the public from being able to make informed comments – denying us and others our lawful right to meaningful civic engagement in the process.

We therefore call on the San Francisco Planning Department to take the following actions to ensure that the environmental review process is legitimate, ensures full meaningful civic engagement opportunities for all people including people of color and non-English speaking residents, and complies with state and federal civil rights laws:

- (1) Start the process over, and do it properly, starting with the Scoping/Notice of Preparation;
- (2) Translate all notices associated with the project into languages spoken by Bayview Hunters Point residents, including Spanish and Chinese;
- (3) Translate all environmental review documents, or at a minimum produce and translate extended Executive Summaries of all documents; and
- (4) Require that the entire site be thoroughly tested for hazardous and radioactive contamination, with test results analyzed and made publicly available, prior to the creation of a DEIR document.

We request a meeting with your department in the next week to discuss these urgent matters.

Sincerely,



Bradley Angel, Executive Director

cc Nicole Avril, Recreation and Parks Department
Bayview Hunters Point Mothers and Fathers Committee
Bayview Hunters Point Environmental Justice Response Task Force
Department of Toxic Substances Control
APRI
PODER

India Basin EIR

Subject: India Basin EIR

From: "Navarrete, Joy (CPC)" <joy.navarrete@sfgov.org>

Date: 8/29/2017 6:19 PM

To: Bradley Angel <bradley@greenaction.org>

CC: Brian Butler <brian@greenaction.org>, Victoria Lehman <victoria@bldsf.com>, "Taupier, Anne (ECN)" <anne.taupier@sfgov.org>, "sheridan@greenaction.org" <sheridan@greenaction.org>, Michael Yarne <michael@bldsf.com>, "Gibson, Lisa (CPC)" <lisa.gibson@sfgov.org>, "Simi, Gina (CPC)" <gina.simi@sfgov.org>, "Avril, Nicole (REC)" <nicole.avril@sfgov.org>, "Li, Michael (CPC)" <michael.j.li@sfgov.org>, "Warren, Elaine (CAT)" <elaine.warren@sfgov.org>, "Murphy, Mary G. (MGMurphy@gibsondunn.com)" <MGMurphy@gibsondunn.com>

Dear Mr. Angel,

Thank you again for your patience. We sincerely apologize for the delay.

Language Translation:

Thank you for your request for translation. We do acknowledge your prior request for translation of the NOP back in June 2016 and had translated the NOP into Spanish shortly thereafter (attached). However, based on our review of correspondence during that time, we discovered that it was not transmitted to you. This appears to have been an unfortunate oversight. I sincerely apologize. That being said, there was no procedural oversight that would require recirculation of the NOP/IS as the Planning Department satisfied its requirements under CEQA.

Moving forward, we will translate the Notice of Availability of the Draft EIR into Spanish, Chinese, and Tagalog. Please send us a list of mailing and/or email addresses for each of the interested parties requesting translation under each respective language so that we can ensure the mailing is transmitted properly. We will also make these translated notices available on our webpage - <http://sf-planning.org/environmental-impact-reports-negative-declarations>

Further Comment Opportunity:

It is not too late for public input on the India Basin EIR or the Project. As you know, the NOP/IS scoping period has passed and we are now preparing to publish the Draft EIR. The Draft EIR will contain an up-to-date project description and will address the comments we received during the NOP/IS scoping period. We have also taken Greenaction's May 2017 letter as an NOP/Initial Study comment, which will also be addressed in the Draft EIR. There will be a minimum 45-day Draft EIR comment period within which comments on the Draft EIR can be submitted either in writing or in person at the public hearing before the Planning Commission. Then a Responses to Comments document will be prepared and the EIR will once again go before the Planning Commission for certification. This makes two more opportunities for public comments on the EIR moving forward – Draft EIR comment period and Final EIR certification. In addition, public hearings on the approvals for the project would be scheduled before several decision-makers including, but not limited to, the Planning Commission, Recreation and Parks Commission, and Board of Supervisors. Hence, more public participation opportunities forthcoming.

While we welcome further input through the EIR process, please note that the opportunity for verbal comments will be at the Planning Commission Draft EIR hearing. The Planning Department will not be hosting any other DEIR workshop events. As we stated yesterday, the Build Inc. letter that you received on August 24,

India Basin EIR

2017 did not reflect the Planning Department's concurrence in any way. We regret any confusion this has caused and have hopefully clarified the CEQA process. Whatever the project sponsors propose to implement would be independent of the Planning Department and CEQA requirements.

Please feel free to contact me or the Environmental Review Officer Lisa Gibson (cc'ed above) if you have any questions.

Thanks,
Joy

Joy Navarrete, Senior Environmental Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
P. 415-575-9040 F. 415-558-6409
www.sfplanning.org

—Attachments:—

Spanish_India Basin EIR NOP.pdf

210 KB



SAN FRANCISCO PLANNING DEPARTMENT

September 8, 2017

Bradley Angel, Executive Director
Greenaction
559 Ellis Street
San Francisco, CA 94109

Re: Case No. 2014-002541ENV
India Basin Mixed-use Project EIR Language Access

Dear Mr. Angel,

I am writing in response to your email message dated 8/31/17 to Joy Navarrete regarding language access in the India Basin EIR process. Because the Planning Department takes compliance with the Language Access Ordinance and the California Environmental Quality Act (CEQA) very seriously, I have reviewed the correspondence between you and our department on this matter and met with staff to understand the history of communications and context for your concerns.

I understand that you remain unsatisfied with the steps taken by the Planning Department regarding translation and language access on this project. Given your experience and your organization's objectives, I understand your perspective.

We have heard your concerns and are committed to translating the Notice of Availability of the Draft EIR into Spanish, Chinese, and Tagalog. BUILD has proposed to translate the Draft EIR Executive Summary into other languages, upon request by Greenaction. Non-English speaking people may request language access services at the Planning Commission hearing on the Draft EIR, and their verbal comments will be responded to in writing in the Responses to Comments document. Language access services will also be available at the EIR certification hearing. These steps will provide ample opportunity for meaningful input and participation by non-English speaking people in the EIR process moving forward.

We acknowledge that the department did not provide a translated Notice of Availability of the Notice of Preparation of an EIR, an oversight that we deeply regret. At the same time, we respectfully disagree with your proposed remedy that the department restart the CEQA process again, with language noticing as you describe. We believe that a reasonable response is that the department learn from this oversight and commit to ensuring that it does not happen again.

Toward that end, our managers will conduct a Language Access Ordinance refresher training session for Environmental Planning staff this month. In that training, we will review the

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

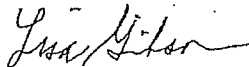
Fax:
415.558.6409

Planning
Information:
415.558.6377

department's "Language Access Ordinance Standard Operating Procedures for Employees." The training will stress the importance of providing equal access to information to those who identify themselves as Limited English Speaking individuals, and we will use this project to illustrate how valued this ordinance is by our stakeholders. Finally, we will review our internal procedures to confirm that project environmental coordinators and their supervisors adhere to these requirements in their work.

I recognize that these steps may not fully satisfy your concerns. They do, however, reflect the actions that we sincerely feel are reasonable and appropriate to take under the circumstances. We look forward to your further input and participation in the India Basin EIR process. I am available at (415) 575-9032 or lisa.gibson@sfgov.org should you have any questions.

Sincerely,



Lisa Gibson
Environmental Review Officer
Director of Environmental Planning

cc Joy Navarrete, Planning Department
Michael Li, Planning Department
Gina Simi, Planning Department
Michael Yarne, BUILD

The Yerba Buena Neighborhood Consortium

c/o 230 Fourth St. San Francisco, CA 94107

180816

180680

180681

10/01/18

Submitted + Presented

BUILD INC'S INDIA BASIN PROJECT AFFORDABLE HOUSING SCAM

The proposed City Development Agreement with Build Inc. is a huge Rip Off that cheats the City's Inclusionary Affordable Housing law several different ways.

In theory, 25% of the Project's total 1575 housing units must be affordable, that is, 394 BMR units. But the developer can "elect" (do whatever they choose) to meet this requirement by:

- (1) 'Giving' the City three affordable housing sites for 180 of those affordable units. If that land is worth \$250,000 per unit for the City, that is the same as giving the City a \$45,000,000 housing fee, which satisfies the developer's 25% affordable housing obligation for 540 of the project's market rate units.
- (2) Paying a "in lieu" fee for 300 more of the project's market rate housing units @ \$61/ft. The maximum average size of all project units is 956/ft per unit, so that equal a maximum fee of \$17,494,800, and will satisfy the developer's 25% affordable housing obligation for 75 affordable units. **But under the current City rules, 300 such 2BR market rate units would require a fee of \$366,369 per unit for 30% of that number of market units, that is 90 units, which would total \$32,973,210 - \$15,478,390 more!**
- (3) So by giving this land to the City plus paying the fee for 300 market rate units for a grand total cost of \$62,500,000 – equal to just **\$245,000 per affordable unit, NOT the \$366,369 per unit City fee rate** - the developer can reduce the amount of on-site affordable housing it must provide to just 139 affordable units + 1256 market rate units + the 180 affordable units on the City sites.
- (4) And the 139 minimum affordable units the developer still must build are **88 more less-costly middle income affordable units @ 110%AMI** than the 41 maximum such units the current City Inclusionary Affordable Housing Ordinance would require for the entire project.
- (5) And the maximum 180 very-low/low income units @ 55%/80%AMI the City can develop on the 3 sites it gets are **104 fewer very-low/low income units** than the 284 such units the current City Inclusionary Affordable Housing Ordinance would require for the entire project.

Bottom line: Build Inc. winds up paying **only 2/3 of the affordable housing fee rates** other developments in the City would be required to pay under the Inclusionary Law. And it also does not have to provide any of the more costly low income affordable housing that other projects must provide. **This is a total Sweetheart Deal for Build Inc. – and a Bad Deal for Our City!**

October 1 2018

State of California Confirms Bayview Hunters Point at Risk from Pollution

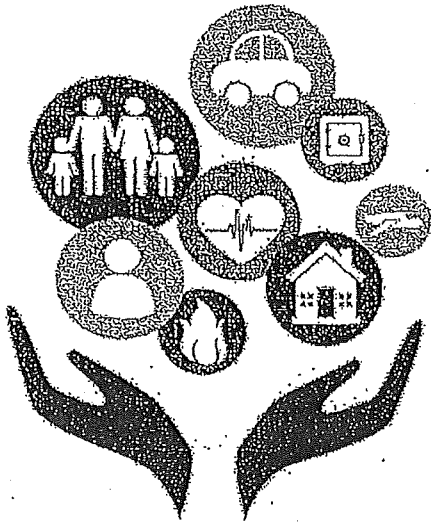
For decades residents have voiced concern about pollution. California finally confirms BVHP as one of the communities most vulnerable to pollution in the State.

What does this mean for Bayview Hunters Point?

A community with a high percentage is experiencing a higher pollution burden and vulnerability than a community with a lower percentage in California.

Bayview Hunters Point rates in the 90% percentile on CalEnviroScreen.

This means that BVHP has a higher pollution burden than 90% of California.



CalEnviroScreen results for Bayview Hunters Point:

Environmental Factors	Percentage
Diesel Particulate Matter	99%
Groundwater Threats	98%
Hazardous Waste	86%
Health Factors	Percentage
Asthma	98%
Low Birth Weight	99%
Cardiovascular	69%
Population Characteristics	Percentage
Poverty	87%
Unemployment	84%
Housing	91%

How to learn more and access the tool
 Website: <http://oehha.ca.gov/calenviroscreen>
 Email: CalEnviroScreen@oehha.ca.gov
 The CalEnviroScreen 3.0 report (in English and Spanish), maps and additional data:
<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-30>

Contact us for more information:
 315 Sutter Street, 2nd Floor
 San Francisco, CA 94108
 (415) 447-3904
www.greenaction.org
greenaction@greenaction.org



<http://bvhp-ivan.org>
 Submit a pollution complaint!
 Be as detailed as possible! Take a photo!
 Get alerts from the website
 Track responses and results from state agencies

State of California Confirms Bayview Hunters Point at Risk from Pollution

For decades residents have voiced concern about pollution. California finally confirms BVHP as one of the communities most vulnerable to pollution in the State.

What is CalEnviroScreen 3.0?

CalEnviroScreen 3.0 is a tool made by California Environmental Protection Agency to help identify communities most affected by pollution.

CalEnviroScreen uses the *cumulative impact theory* to compare pollution levels and health risks in communities across California.

What are Cumulative Impacts?

They are the combination of different factors that when added together result in a higher impact.

Example: pollution + asthma + poverty = cumulative impacts!
 1+1+1+1+1= too much!

CalEnviroScreen measures indicators through these four main groups:

Exposures	Contact with pollution
Environmental Effects	Adverse environmental conditions caused by pollutants
Sensitive Populations	Populations with existing health conditions that may increase the effects of pollutant
Socioeconomic Factors	Community characteristics that result in increased vulnerability to pollutants, such as poverty

The CalEnviroScreen results are the pollution burden times the population characteristics

Pollution Burden		Population Characteristics	
Exposures Ozone PM2.5 Diesel PM Pesticide Use Traffic Drinking Water Contaminants Toxic Releases from Facilities		Sensitive Populations Asthma Cardiovascular Disease Low Birth-Weight Infants	
Environmental Effects Solid Waste Sites and Facilities Clean Air Sites Groundwater Threats Impaired Water Bodies Hazardous Waste Generators and Facilities		Socioeconomic Factors Poverty Unemployment Educational Attainment Linguistic Isolation Housing Burdened Low Income Households	



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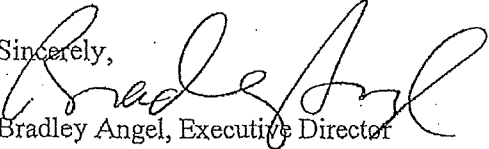
BY

August 27, 2018

**APPEAL FEE WAIVER REQUEST RE:
GREENACTION FOR HEALTH AND ENVIRONMENTAL JUSTICE APPEAL OF
PLANNING COMMISSION APPROVAL OF INDIA BASIN MIXED USE PROJECT**

Pursuant to Planning Code Section 350(j)(3) and Ordinance No. 149-16, Section Greenaction for Health and Environmental Justice requests a waiver of filing fees for our appeal of the Planning Commission's approval of the EIR and the India Basin Mixed Use Project. We file this appeal on behalf of our many members and constituents in Bayview Hunters Point whose health, environment, and civil rights will be adversely, disproportionately and significantly impacted by the approval of this project.

Greenaction is a San Francisco-based non-profit organization founded in 1997 and led by grassroots leaders from urban, rural and Indigenous communities which are impacted by pollution, environmental racism, and injustice. We have participated in the project's environmental review and permit process since it began with the Planning Department, submitted written comments starting with the Notice of Preparation/Scoping process, and testified at public hearings held by the Planning Department and Planning Commission on this matter. Due to our extensive participation in the process, and our many members and constituents in the affected community, we have standing to file this appeal and request a fee waiver.

Sincerely,

Bradley Angel, Executive Director

Greenaction for Health and Environmental Justice
315 Sutter Street, 2nd floor, San Francisco, CA 94108
Phone: (415) 447-3904 Fax: (415) 447-3905
www.greenaction.org greenaction@greenaction.org

GREENACTION FOR HEALTH &
ENVIRONMENTAL JUSTICE
315 SUTTER ST FL 2
SAN FRANCISCO, CA 94108

Bank of America
ACH R/T 121000358

5260
11-35/1210 CA
91292

8/27/2018

PAY TO THE ORDER OF San Francisco Planning Department

\$ **597.00

Five Hundred Ninety-Seven and 00/100 *****
DOLLARS

San Francisco Planning Department

MEMO

India Basin Mixed Use Project - Appeal

AUTHORIZED SIGNATURE

MP

GREENACTION FOR HEALTH &

ENVIRONMENTAL JUSTICE

5260

San Francisco Planning Department

8/27/2018

India Basin Mixed Use Project - Appeal

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San Francisco Planning

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2018 AUG 27 PM 4:59

BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

BY ll

APPLICATION

Appellant's Information

Name: Bradley Angel
 Address: 315 Sutter St 2nd floor SF 94108
 Email Address: bradley@greenaction.org
 Telephone: 415 447 3904 X102

Neighborhood Group Organization Information

Name of Organization: Greenaction for Health and Environmental Justice
 Address: 315 Sutter St 2nd floor SF 94108
 Email Address: greenaction@greenaction.org
 Telephone: 415 447 -3584

Property Information

Project Address: 700 lanes
 Project Application (PRI) Record No: _____ Building Permit No: _____
 Date of Decision (if any): 7/26/18

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.	✓	
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.	✓	
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.	✓	
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	✓	

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE
 PROJECT IMPACT ON ORGANIZATION
 WAIVER APPROVED WAIVER DENIED

180816
180680
180681
9/17/18
CMM

Hello members of the Land Use and Transportation Committee,

My name is Jesus Flores, I am the operations manager at Archimedes Banyá; we are one of the buildings that is directly adjacent to the proposed project. As a committee today you are here to amend the general plan to revise the bayview hunters point area plan and the urban design, commerce and industry, and recreation and open space elements, to reflect the india basin Mixed Use project. In addition the ordinance amending the planning code to establish the India Basin Special use district by changing the zoning designations, height districts and the india basin special use district. Lastly approving a development agreement between the City and county of san francisco and India Basin Investment LLC that would cover a 28 acre project which some believe have various public benefits or including 25% affordable housing and 11 acre parks and open space all while making sure things fall under the California Environmental Quality Act and that the findings conform with the General Plan. I am here to appeal to you that such ordinance amendments should be further investigated, discussed and not amended today because of the significant and unavoidable negative impacts to not only Archimedes Banyá but the community of India Basin Bayview and Hunters Point.

SUBMITTED
IN CALL

Before getting into the reasons why such ordinance amendments would have a significant and unavoidable negative impact to Archimedes Banyá and the community which would not adhere to the California Environmental Quality Act, I would like to inform you a little about the Banyá. We, at Archimedes Banyá SF (the Banyá), are committed to improving the quality of life for all that live in the nearby community and residents and visitors of the whole SF Bay Area. The Banyá is a Russian/German/Scandinavian style bathhouse, the only one of its kind in the Bay Area; it is not only a place for people to experience Russian/German/Scandinavian cultures, it has quickly become a cultural institution and tourist destination in San Francisco. The Banyá is a place where people of all ages, genders, ethnic and cultural backgrounds convene to relax, socialize, and improve their health, it uniquely attracts visitors to Hunters Point, a destination in San Francisco that was previously avoided by visitors and locals alike. Thus, the Banyá has contributed to the vibrancy of the neighborhood that has been unprecedented by any other business in the area. We are a place where people can forget that they are in a bustling city and get away from their every day routine.

To start off I would like to discuss with you the negative effects that this building will have if you allow the zoning to change to a Special Use District, which would allow for two 14 story and various other 6-7-8 story building in the area that would engulf Archimedes Banyá. I strongly urge this committee to maintain the current zoning of MC 1 and NC 2 which would keep the height at 40 feet throughout the project. When we first started coming to these public meetings with the planning commission about the EIR we wanted to first off be included in the report. Not one mention of Archimedes Banyá was included or the effects this project would have on our business. Then after we came again to stop the Revised EIR from being passed because then we were just referred to as a commercial / residential dwelling unit. The adverse effects were again not discussed in the revised version. I know some people from build have spoken with the owner Dr. Mikhail Brodsky but have any of you come and used our facility. It is more than just a commercial/residential dwelling unit. It a space were citizens come to heal their body and relax.

if you were to change the zoning heights for this project and allow these buildings to engulf us you would drastically impact the wind speeds and duration of hazardous winds and in turn negatively impact the ventilation of our building. As stated in the revised EIR "The EIR concluded that the proposed project would result in a substantial increase in the wind speed and duration of hazardous winds at the project site and in its vicinity, which would substantially affect public areas or outdoor recreation facilities and result in a significant and unavoidable wind impact". Now Mitigation measures were introduced M-WI-1a, M-WI-1b, and M-WI-1c these discussed wind impact analysis and mitigation for buildings over 100 ft, temporary wind reduction measures during construction and reduce effects of ground level hazardous winds through ongoing review. Unfortunately again as stated in the revised EIR which was passed in it stated "Implementation of these mitigation measures would not reduce the proposed project's wind impact to a less than significant level. Therefore, the Draft EIR concluded that the proposed project's wind impact would be significant and unavoidable with mitigation" and then it went to summarize "Impacts of the revised proposed project would be the same as the proposed project's impacts described in the EIR. The impacts of the revised proposed project related to wind would be significant and unavoidable with mitigation". High winds effect Archimedes Banva ventilation system. If I can quickly summarize in our facility we have two parikas, these are russian style sauna that involve humidity. Now if winds increase that means the air duct on our roof would have more wind going into the saunas and would cause the humidity and the temperature to be reduce and those are two main key components that you need when enjoying our facility. I can also get into how you would remove our customers privacy as well. People enjoy our roof to sun bath and do so in the nude at times. But getting past just the privacy that will be infringed upon I would like to continue because of these negative wind impacts I believe you should look how the air quality will be even more drastic.

Now the revised proposed project would not propose any changes to building envelopes or locations. With that I would like to mention that the air quality is going to have negative impacts on Archimedes Banva and the community. Mitigation measures were introduced to M-AQ-1a, 1b, 1c, and 1d. These were said to minimized off/on road construction equipment emission, utilize best available control technology for in water construction equipment, and offset emissions for construction and operation of ozone precursor (Nox and RoG) emission. As stated in the in the revised EIR that was passed "Mitigation Measures M-AQ-1a through M-AQ-1d would be implemented to reduce construction-related emissions of oxides of nitrogen (NOX) to the greatest extent feasible. However, even with the implementation of those mitigation measures, the proposed project would violate an air quality standard, contribute to an existing or projected air quality violation, and cause a cumulatively considerable net increase in criteria air pollutants during construction." the revised proposed project would have the same construction activities as the proposed project. Although the revised proposed project would result in a similar daily estimate or slight decrease in operational vehicle trips, overall impacts related to the combined construction-related and operational emissions would be significant and unavoidable with mitigation, the same impact conclusion as reported in the Draft EIR for the proposed project. Now how can you allow that harmful emission go into the community that its members have already been reported to have more ailment because of the navv yard being there for years and now you want to introduce new containments and not only that the Banyas come to heal there bodies and you would want them breath in this air that is literally less than 5 feet in either direction.

Now since my time might be coming to a close I would like to address the biggest flaw and issue of why this project would not be in accordance to the safety of our environment and the CEQA and that this committee on land use and transportation should further investigate the plot before amending these ordinances. Is that the cancer risk for continuing this project will be high even with mitigation as stated. "the impact of the proposed project related to concentrations of particulate matter less than or equal to 2.5 micrometers in diameter (PM2.5) during construction would be significant and unavoidable because of haul truck traffic and construction equipment emissions. In terms of building square footage, the amount of construction would be the same under the revised proposed project as under the proposed project. Construction-related and operational activities associated with the proposed project would result in increases in emissions of diesel particulate matter (PM) that would affect lifetime excess cancer risk for both on- and off-site receptors. Overall, impacts of the revised proposed project would be the same as the proposed project's impacts described in the Draft EIR. Impacts of the revised proposed project on air quality would be significant and unavoidable with mitigation. To add to this just recently radioactive objects were found less than a quarter mile from our location at the Navy Yards parcel A as stated in the SF Chronicle in an article by Jason Fagone and Cynthia Dizikes. I have worked at Archimedes since it open and I have seen that development go up as well. I know that teams from that site would dump dirt over in the project site we are currently discussing. In the EIR soil samples were only done on the surface, the plot of the proposed project has been getting filled for over half a century with other contaminants. Further soil sample should be taken as well especially since back in 1999 soil samples were done by Trans Pacific Geotechnical Consultants and found traces of lead and other minerals and gases.

I am appealing to you members of this committee Tang, Kim, and Safai to further investigate the land use of this India Basin Mixed Used Project to not move forward with amending these ordinances. Further investigation should be done on the effects it will have on the community and my business. You are allowing a community to be greatly affected. If you amend these today you are saying you are ok with giving members of the community cancer and other health related illness all for a few hundred units of houses that won't even be affordable to those that live in the neighborhood you are going to devastate. If you truly wanted to help the community Build should not have removed the school or better yet allow for a higher amount of so called affordable housing. If this project was to be done in your district and you were aware of the negative impacts, I would expect for you not to allow it to continue. You all have strived to better the lives of families in San Francisco other communities so don't hurt the lives of those in this community.

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CALIFORNIA 94108-3249
TELEPHONE: (415) 788-8627 FAX: (415) 788-3121

June 28, 1999

Our Job No. 1535-001

Banya 2000
1600 Shattuck Avenue, #214-II
Berkeley, California 94709

Attention: Mr. Reinhard Imhof

Ladies and Gentlemen:

Report
Soil Sampling and Chemical Testing
Proposed Russian Spa
Assessor's Block 4644, Lot 5A
Innes Avenue
San Francisco, California

This report presents the results of our soil sampling and chemical testing for the site of the proposed Russian spa in San Francisco, California. The site, known as Lot 5A of Assessor's Block 4644, is located on the north side of Innes Avenue between Earl Street and Fitch Street as shown on the Vicinity Map, Plate 1.

PROPOSED CONSTRUCTION

Present plans call for construction of a three-story building with a basement. The building will house an in-door swimming pool, hot tubs, exercise rooms, weight rooms, and a restaurant, among others. The basement will be used for parking and a mechanical room. Details of the proposed development have not been finalized and details of the loading information are not available at this time.

PURPOSE AND SCOPE OF SERVICES

The purpose of our service was to explore the subsurface soil and rock conditions at the site and to collect soil samples for analytical chemical testing. Our service was performed substantially in accordance with our proposal dated May 13, 1999. The scope of our services included a field exploration program of excavating two test pits and performance of analytical chemical testing.

FIELD EXPLORATION

The subsurface conditions were explored on June 4, 1999, by excavating two test pits with a backhoe at the locations shown on the Plot Plan, Plate 2. The test pits were excavated to depths of about 11 feet to 14 feet below the existing ground surface. The field exploration was performed under the technical direction of one of our geologists who examined and visually classified the soil encountered, maintained a log of test pits, and obtained samples for visual examination and analytical chemical testing. Graphical presentation of the soils encountered is presented on the Log of Exploratory Pit, Plates 3A through 3B. An explanation of the nomenclature and symbols used on the Log of Exploratory Pits is shown on Plate 4, Soil Classification Chart and Key to Test Data. The

Page 1

Banya 2000

June 28, 1999

logs of test pits show subsurface conditions on the date and at the locations indicated, and it is not warranted that they are representative of subsurface conditions at other times or locations. After completion of the excavation operation, the test pits were loosely backfilled with the excavated soils and randomly rolled with the rubber-tired wheels.

The soil samples were collected with appropriate sampling protocol. These samples were initially stored in an ice chest and subsequently refrigerated for proper storage and eventual transport to the analytical laboratory. A chain of custody of these samples was maintained.

DISCUSSION

Soil samples were hand delivered to the premise of Caltest Analytical Laboratory in Napa, California on June 7, 1999. We were directed by Mr. R. Imhof to hold the testing of soil samples obtained in Test Pit 1 in abeyance; therefore, analytical testing was assigned only on soil samples obtained in Test Pit 2. These tests included testing for heavy metals, asbestos, total petroleum hydrocarbons as gas and total petroleum hydrocarbons as diesel and polychlorinated biphenyls (PCB).

The results of the analytical testing, as presented by Caltest Analytical Laboratory, are presented in the Appendix.

CLOSURE

Our services have been performed with the usual thoroughness and competence of the engineering profession. No other warranty or representation, either expressed or implied, is included or intended.

If you have any questions regarding this report or require additional information, please contact us. The following plates and appendix are attached and complete this report.

Plate 1	Vicinity Map
Plate 2	Plot Plan
Plates 3A and 3B	Log Of Exploratory Pit
Plate 4	Soil Classification Chart and Key to Test Data
Appendix	Report prepared by Caltest Analytical Laboratory and dated June 25, 1999



Yours very truly,
Trans Pacific Geotechnical Consultants, Inc.

Eddy T. Lau
Eddy T. Lau, P.E.
Reg. Civil Engineer 019897
Reg. Geotechnical Engineer 506
Expiration 9/30/2001

(Six copies submitted)

cc: ARCUS Architecture and Planning (2)
445 Grant Avenue, Suite 404
San Francisco, California 94108
Attention: Mr. Samuel Kwong

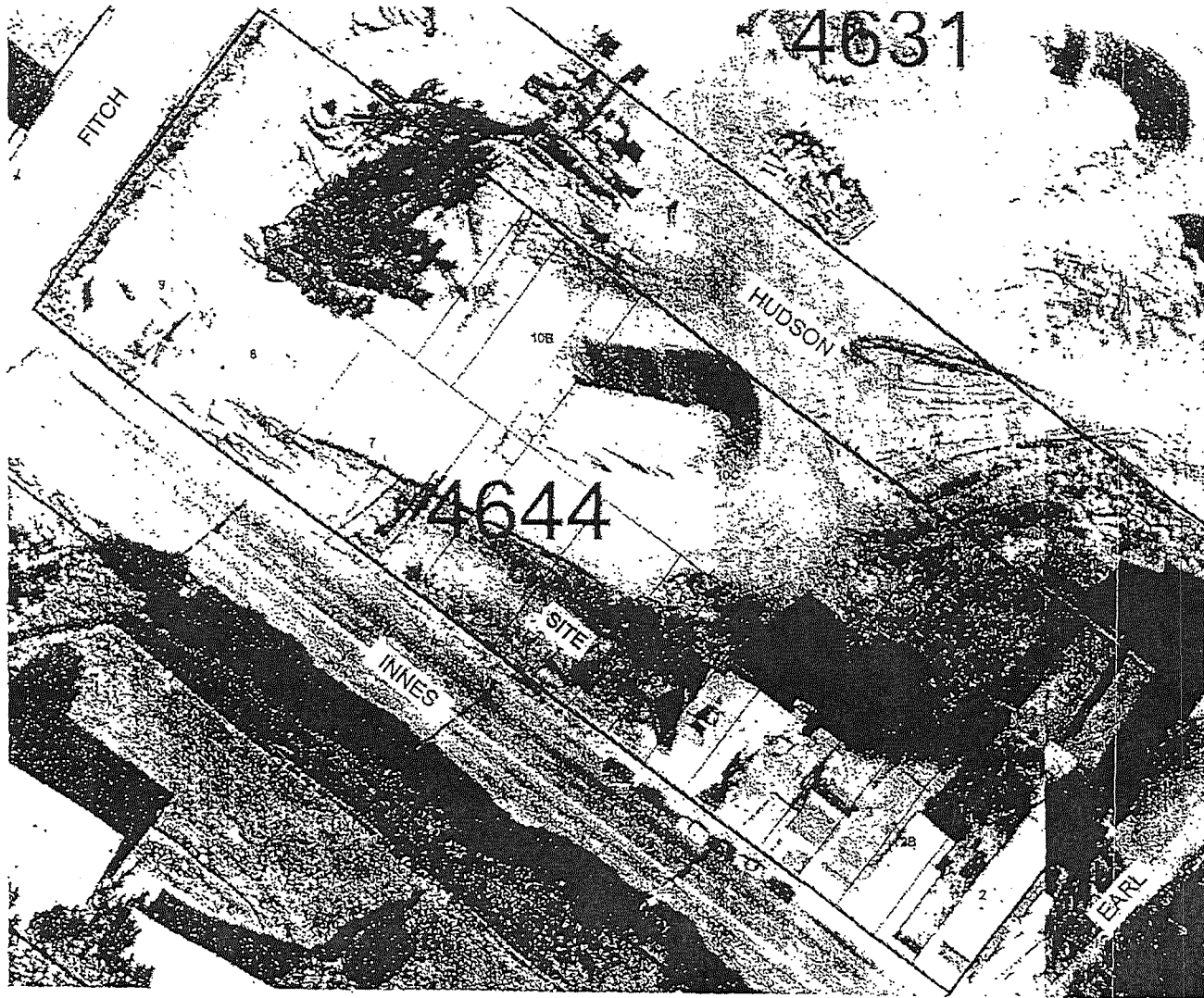
WPN:1535001.RE2

Page 2

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

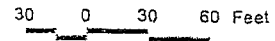
SF Digital Basemap

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



VICINITY MAP

Source: Department of
Public Works,
Copyright, 1996

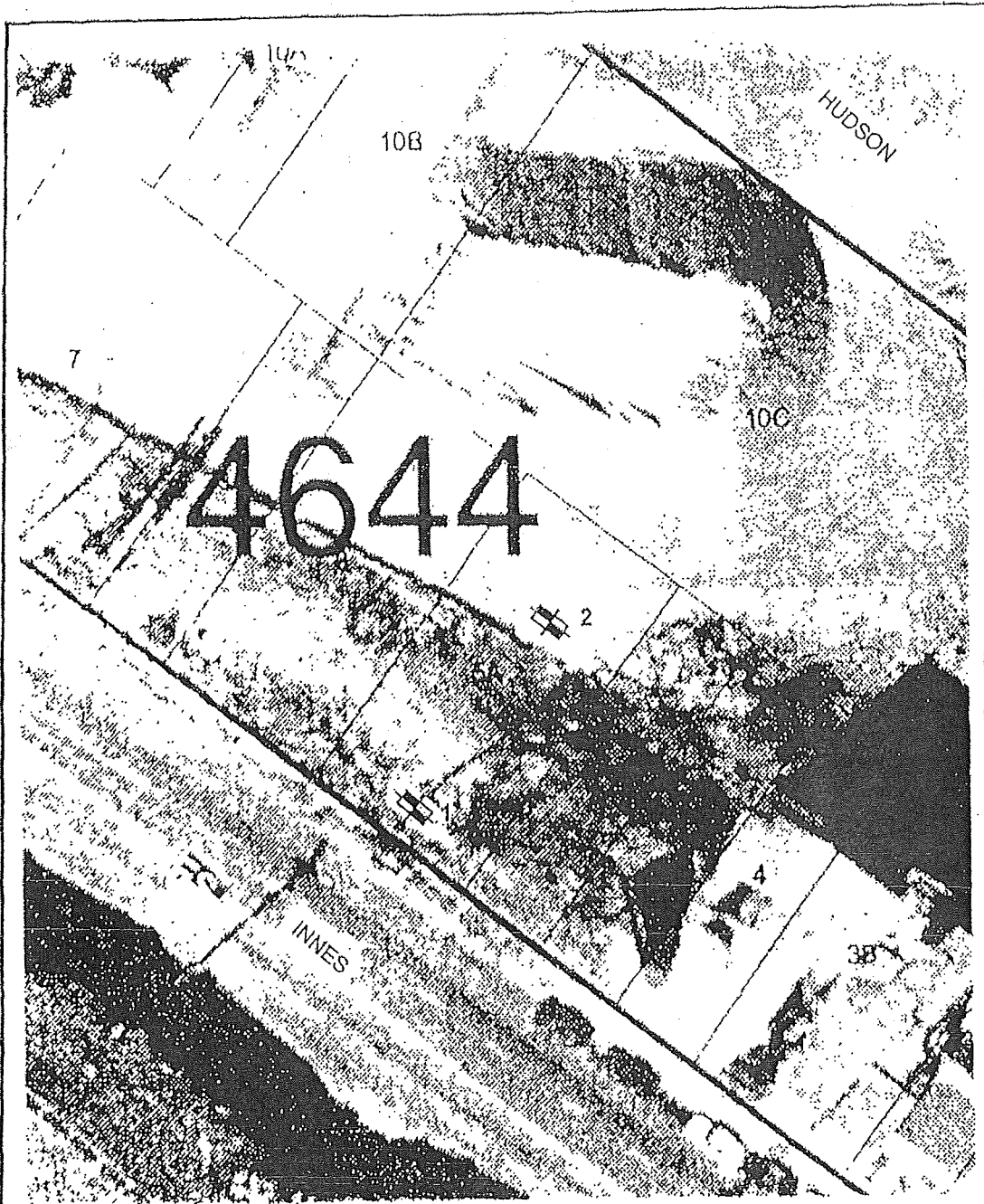


Trans Pacific Geotechnical Consultants, Inc.

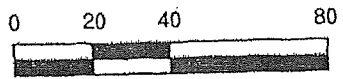
PLATE 1

1224

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California



Test Pit Location



SCALE IN FEET

PLOT PLAN

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

PLATE 2

TEST PIT 1

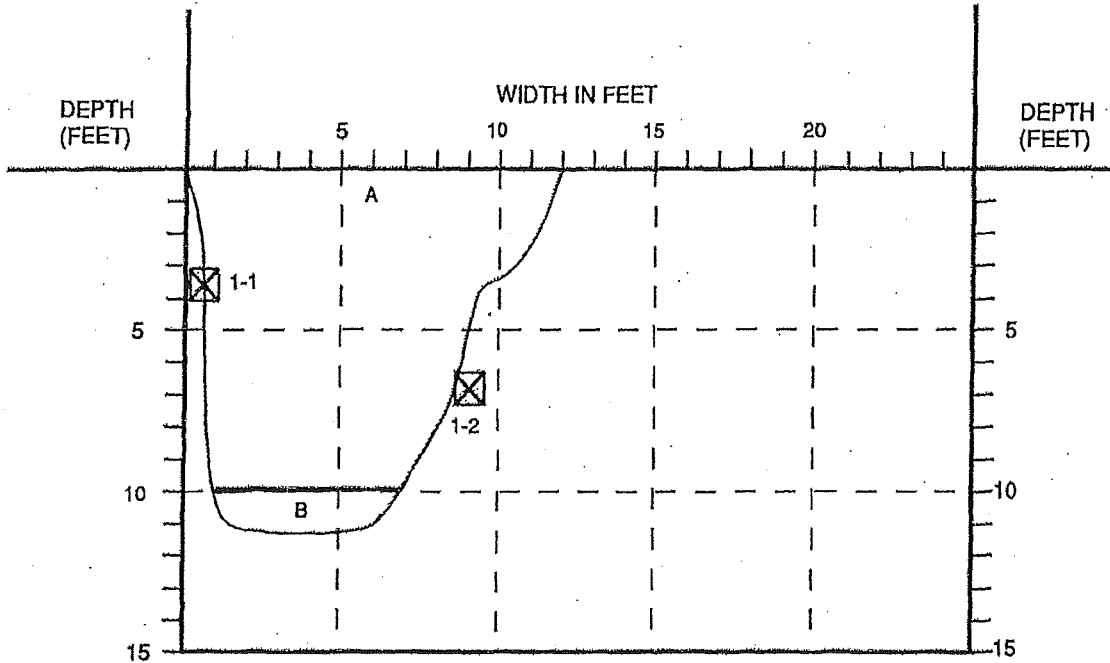
SURFACE ELEVATION: _____

DATE EXCAVATED: 6/4/99

LOGGED BY: DRF

EQUIPMENT: backhoe

DATE BACKFILLED: 6/4/99



■ INDICATES DEPTH OF UNDISTURBED SAMPLE

⊠ INDICATES DEPTH OF DISTURBED SAMPLE

A. GC, Sandy GRAVEL with trace clay and serpentine rock fragments, occasional cobbles, dry to damp, (loose), [FILL].

B. CL, Brown silty CLAY with rock fragments, moist.

LOG OF EXPLORATORY PIT

Trans Pacific Geotechnical Consultants, Inc.

PLATE 3A

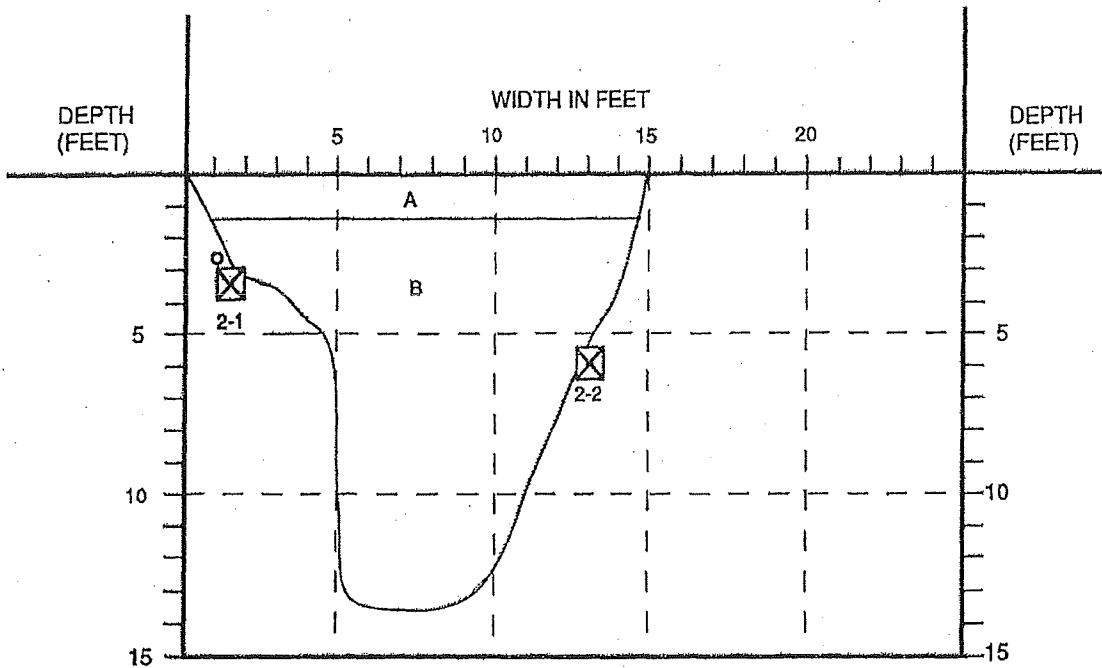
TEST PIT 2

SURFACE ELEVATION: _____ DATE EXCAVATED: 6/4/99

LOGGED BY: DRF

EQUIPMENT: backhoe

DATE BACKFILLED: 6/4/99



■ INDICATES DEPTH OF UNDISTURBED SAMPLE

⊠ INDICATES DEPTH OF DISTURBED SAMPLE

○ PIPE

A. GW, Sandy GRAVEL, dry, (loose), [FILL].

B. CL/GC, Dark brown and black layered sandy CLAY with wood, brick, reinforcing steel, large rock fragments, and a block of granite, moist, (loose and soft), [FILL]. Grading to yellowish brown clayey GRAVEL at around 11 feet to 12 feet, moist, (loose), [FILL].

1535-001 Proposed Russian Spa, Innes Avenue, San Francisco, California

LOG OF EXPLORATORY PIT

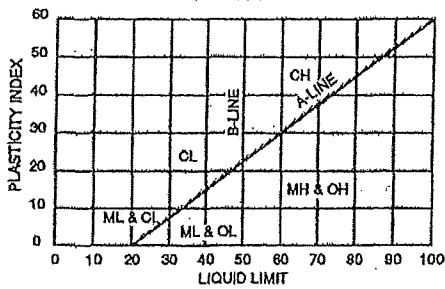
Trans Pacific Geotechnical Consultants, Inc.

PLATE 3B

UNIFIED SOIL CLASSIFICATION SYSTEM

SYMBOL	LETTER	DESCRIPTION	MAJOR DIVISIONS		
[Symbol]	GW	WELL-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES	CLEAN GRAVELS (LITTLE OR NO FINES)	GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)	GRAVELS MORE THAN 5% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4-SIEVE FOR VISUAL CLASSIFICATION, THE 1/4" SIZE MAY BE USED AS EQUIVALENT TO THE NO. 4 SIEVE SIZE COARSE-GRAINED SOILS MORE THAN 50% OF MATERIAL IS RETAINED ON NO. 200 SIEVE THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE
[Symbol]	GP	POORLY-GRADED GRAVELS, GRAVEL-SAND MIXTURES, LITTLE OR NO FINES			
[Symbol]	GM	SILTY GRAVELS, GRAVEL-SAND-SILT MIXTURES			
[Symbol]	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES			
[Symbol]	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)		
[Symbol]	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES			
[Symbol]	SM	SILTY SANDS, SAND-SILT MIXTURES			
[Symbol]	SC	CLAYEY SANDS, SAND-CLAY MIXTURES	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		
[Symbol]	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY			
[Symbol]	CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS			
[Symbol]	OL	ORGANIC SILTS AND ORGANIC SILT-CLAYS OF LOW PLASTICITY	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)		
[Symbol]	MH	INORGANIC SILTS, MIOACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS			
[Symbol]	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
[Symbol]	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)		
[Symbol]	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS			
			HIGHLY ORGANIC SOILS		

PLASTICITY CHART



KEY TO SAMPLES

- INDICATES DEPTH OF UNDISTURBED SAMPLE
- INDICATES DEPTH OF DISTURBED SAMPLE
- INDICATES DEPTH OF SAMPLING ATTEMPT WITH NO RECOVERY
- INDICATES DEPTH OF STANDARD PENETRATION TEST
- INDICATES DEPTH OF UNDISTURBED "S" (SHELBY) TYPE SAMPLE

KEY TO TEST DATA

- GS - GRAIN-SIZE DISTRIBUTION
- DSCU - DIRECT SHEAR TEST, CONSOLIDATED - UNDRAINED
- DSUU - DIRECT SHEAR TEST, UNCONSOLIDATED - UNDRAINED
- TXUU - TRIAXIAL COMPRESSION TEST, UNCONSOLIDATED - UNDRAINED

TYPES OF SOIL SAMPLERS

- MC - MODIFIED CALIFORNIA SAMPLER
- NX - ROCK CORING
- P - PISTON SAMPLER
- PT - PITCHER BARREL SAMPLER
- S - SHELBY SAMPLER
- SPT - STANDARD PENETRATION TEST SAMPLER
- U - UNDERWATER SAMPLER

**SOIL CLASSIFICATION CHART
AND KEY TO TEST DATA**

Trans Pacific Geotechnical Consultants, Inc.

APPENDIX

Report

Prepared By

CALTEST ANALYTICAL LABORATORY

Laboratory No. 9906-181

June 25, 1999



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

June 25, 1999

Mr. Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

Dear Mr. Lau:

On June 7, 1999, Caltest received four soil samples which were logged into our system as lab order number 9906181. Per your request, two of the four samples were analyzed for California Assessment Manual (CAM) Metals, Asbestos, Total Petroleum Hydrocarbons (TPH) as Gas, Total Petroleum Hydrocarbons (TPH) as Diesel, and Polychlorinated Biphenyls (PCB).

The following analytical report indicates a detection on both soil samples for an unidentified petroleum hydrocarbon pattern which was quantitated as Diesel # 2. All metals were below the Total Threshold Limit Concentration (TTL) Limits, however, Chromium and Lead were detected above 10 times the Soluble Threshold Limit Concentration (STLC) Limit. This is an indication that an STLC Extraction and analysis needs to be performed on both soil samples for Chromium, and Lead.

Please do not hesitate to call me at the laboratory if you have any questions regarding this report.

Sincerely,
Caltest Analytical Laboratory

Todd M. Albertson
Project Manager

Enclosure(s):
Caltest Lab Order # 9906181



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 1 of 6

REPORT of ANALYTICAL RESULTS

Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

Project: 1535-001 RUSSIAN SPA

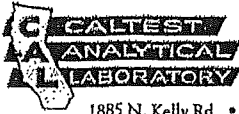
Sampled by: DON FOWLER

<u>Lab Number</u>	<u>Sample Identification</u>	<u>Matrix</u>	<u>Sampled Date/Time</u>
9906181-1	2-1 (A & B) 3'6"	SOIL	04 JUN 99 09:20
9906181-2	2-2 (A & B) 5'6"	SOIL	04 JUN 99 09:40
9906181-3	1-1 (A & B) 3'3"	SOIL	04 JUN 99 08:30
9906181-4	1-2 (A & B) 6'6"	SOIL	04 JUN 99 08:40

Todd M. Albertson
Project Manager

Christine Horn
Laboratory Director

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Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
'D.F.' means Dilution Factor and has been used to adjust the listed Reporting Limit (R.L.).
Acceptance Criteria for all Surrogate recoveries are defined in the QC Spike Data Reports.



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CERTIFIED ENVIRONMENTAL SERVICES
 CALIFORNIA ELAP #1664

LAB ORDER No.:

9906-181

INORGANIC ANALYTICAL RESULTS

Page 2 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	METHOD	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1								
SAMPLE ID: 2-1 (A & B) 3'6"								
SAMPLED: 04 JUN 99 09:20								
Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Arsenic	6.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Barium	110.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Chromium	57.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Cobalt	11.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Copper	56.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Lead	210.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Mercury	0.6	0.1	mg/kg	5	7471A	06.16.99	A990428MER	2,4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Nickel	80.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Vanadium	42.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Zinc	150.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Asbestos	RR		%	1	PLM			5,6

LAB NUMBER: 9906181-2
 SAMPLE ID: 2-2 (A & B) 5'6"
 SAMPLED: 04 JUN 99 09:40

Antimony	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2
Arsenic	4.7	0.8	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Barium	84.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Beryllium	ND	1.	mg/kg	10	6010B	06.16.99	A990421ICP	1,2,3
Cadmium	ND	0.2	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Chromium	51.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Cobalt	10.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Copper	41.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Lead	89.	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Mercury	1.2	0.2	mg/kg	10	7471A	06.16.99	A990428MER	2,4
Molybdenum	ND	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Nickel	55.	1.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2
Selenium	ND	2.	mg/kg	10	6010B	06.15.99	A990421ICP	1,2

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) The Reporting Limit (R.L.) was raised due to background interference noted in the sample.
- 4) Sample Preparation on 06-15-99 using 7471A
- 5) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 6) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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INORGANIC ANALYTICAL RESULTS

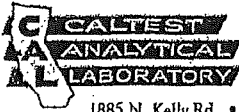
LAB ORDER No.:

9906-181

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ANALYTE	RESULT	R.L.	UNITS	D.F.	METHOD	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-2 (continued)								
Silver	ND	0.6	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Thallium	ND	2.	mg/kg	10	6010B	06.16.99	A990421ICP	1.2
Vanadium	45.	0.4	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Zinc	100.	4.	mg/kg	10	6010B	06.15.99	A990421ICP	1.2
Asbestos	RR		%	1	PLM			3.4

- 1) Sample Preparation on 06-14-99 using 3050B
- 2) Result expressed as wet weight of sample.
- 3) Analysis performed by EMSL Analytical, ELAP certification # 1620.
- 4) Refer to the attached reference laboratory report for the original certificate of analysis and supporting Quality Control data.



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CALIFORNIA ELAP #1664

LAB ORDER No.:

9906-181

ORGANIC ANALYTICAL RESULTS

Page 4 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1 SAMPLE ID: 2-1 (A & B) 3'6" SAMPLED: 04 JUN 99 09:20 METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)				1	06.19.99	T9901510CP	1,2,3
PCB 1016	ND	0.1	mg/kg				
PCB 1221	ND	0.1	mg/kg				
PCB 1232	ND	0.1	mg/kg				
PCB 1242	ND	0.1	mg/kg				
PCB 1248	ND	0.1	mg/kg				
PCB 1254	ND	0.1	mg/kg				
PCB 1260	ND	0.1	mg/kg				
Surrogate TCMX	94.		%				
Surrogate Decachlorobiphenyl	103.		%				

LAB NUMBER: 9906181-1 (continued)
SAMPLE ID: 2-1 (A & B) 3'6"
SAMPLED: 04 JUN 99 09:20
METHOD: EPA 8015M

TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS				1	06.18.99	T990148TPH	2,4,5
Diesel Fuel	ND	4.	mg/Kg				
TPH-Extractable, quantitated as diesel	14.	4.	mg/Kg				
Surrogate o-Terphenyl	85.		%				

LAB NUMBER: 9906181-1 (continued)
SAMPLE ID: 2-1 (A & B) 3'6"
SAMPLED: 04 JUN 99 09:20
METHOD: EPA 8020A

AROMATIC HYDROCARBONS				1	06.09.99	V99006469A	2,6
Benzene	ND	0.0025	mg/kg				
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) The final volume of the sample extract was higher than the nominal amount, resulting in (a) higher reporting limit(s).
- 4) Sample Preparation on 06-11-99 using EPA 3550
- 5) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.
- 6) Sample Preparation on 06-09-99 using EPA 5030



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LAB ORDER No.: 9906-181
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ORGANIC ANALYTICAL RESULTS

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC BATCH	NOTES
LAB NUMBER: 9906181-1 (continued)							
SAMPLE ID: 2-1 (A & B) 3'6"							
SAMPLED: 04 JUN 99 09:20							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
(continued)							
Surrogate 4-Bromofluorobenzene [PID]	106.		%		1 06.09.99	V990064G9A	

LAB NUMBER: 9906181-2							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8082							
POLYCHLORINATED BIPHENYLS (PCBS)							
PCB 1016	ND	0.02	mg/kg		1 06.19.99	T9901510CP	1,2
PCB 1221	ND	0.02	mg/kg				
PCB 1232	ND	0.02	mg/kg				
PCB 1242	ND	0.02	mg/kg				
PCB 1248	ND	0.02	mg/kg				
PCB 1254	ND	0.02	mg/kg				
PCB 1260	ND	0.02	mg/kg				
Surrogate TCMX	87.		%				
Surrogate Decachlorobiphenyl	100.		%				

LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8015M							
TOTAL SEMI-VOLATILE PETROLEUM							
HYDROCARBONS							
Diesel Fuel	ND	4.	mg/Kg		1 06.18.99	T990148TPH	2,3,4
TPH-Extractable, quantitated as diesel	59.	4.	mg/Kg				
Surrogate o-Terphenyl	94.		%				

- 1) Sample Preparation on 06-15-99 using EPA 3550
- 2) Result expressed as wet weight of sample.
- 3) Sample Preparation on 06-11-99 using EPA 3550
- 4) An unidentified petroleum hydrocarbon was present in the sample. An approximate concentration has been calculated based on Diesel #2 standards.



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ORGANIC ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

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<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>D.F.</u>	<u>ANALYZED</u>	<u>QC BATCH</u>	<u>NOTES</u>
LAB NUMBER: 9906181-2 (continued)							
SAMPLE ID: 2-2 (A & B) 5'6"							
SAMPLED: 04 JUN 99 09:40							
METHOD: EPA 8020A							
AROMATIC HYDROCARBONS							
Benzene	ND	0.0025	mg/kg	1	06.09.99	V990064G9A	1.2
Toluene	ND	0.0025	mg/kg				
Ethylbenzene	ND	0.0025	mg/kg				
Xylenes (Total)	ND	0.0025	mg/kg				
Surrogate 4-Bromofluorobenzene [PID]	110.		%				

- 1) Sample Preparation on 06-09-99 using EPA 5030
- 2) Result expressed as wet weight of sample.

EMSL Analytical, Inc.

382 South Abbott Avenue

Milpitas, CA 95035

Phone: (408) 934-7010 Fax: (408) 934-7015



Attn.: Todd Albertson
Caltest Analytical Laboratory
1885 N. Kelly Road
Napa, CA 94558

Tuesday, June 15, 1999

Ref Number: CA993492

POLARIZED LIGHT MICROSCOPY (PLM)

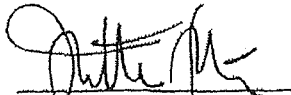
Performed by EPA 600/R-93/116 Method*


Project: 9906181

Sample	Location	Appearance	Sample Treatment	ASBESTOS		NON-ASBESTOS	
				%	Type	% Fibrous	% Non-Fibrous
9906181-1	2-1 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed	None Detected		25% Quartz 75% Other	
9906181-2	2-2 (A & B) 3' 6"	Black Non-Fibrous Homogeneous	Crushed	None Detected		25% Quartz 75% Other	

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples analyzed by ELAP 198.1 Method.


Nonette Parron
Analyst


Approved
Signatory

Disclaimers: PLM has been known to miss asbestos in a small percentage of samples which contain asbestos. Thus negative PLM results cannot be guaranteed. EMSL suggests that samples reported as <1% or none detected be tested with either SEM or TEM. The above test report relates only to the items tested. This report may not be reproduced, except in full, without written approval by EMSL. The above test must not be used by the client to claim product endorsement by NVLAP nor any agency of the United States Government. Laboratory is not responsible for the accuracy of results when requested to physically separate and analyze layered samples.



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CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

LAB ORDER No.: 9906-181
Page 1 of 6

SUPPLEMENTAL QUALITY CONTROL (QC) DATA REPORT

Report Date: 25 JUN 1999
Received Date: 07 JUN 1999

Client: Eddy T. Lau, P.E.
Trans Pacific GeoTechnical
445 Grant Avenue, Suite 403
San Francisco, CA 94108

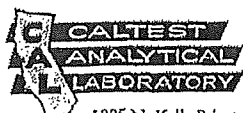
Project: 1535-001 RUSSIAN SPA

<u>QC Batch ID</u>	<u>Method</u>	<u>Matrix</u>
A990421ICP	6010B	SOIL
A990428MER	7471A	SOIL
T990148TPH	8015M	SOIL
T9901510CP	8082	SOIL
V990064G9A	8020A	SOIL

Todd M. Albertson
Project Manager

Christine Horn
Laboratory Director

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Results are specific to the sample as submitted and only to the parameters reported.
All analyses performed by EPA Methods or Standard Methods (SM) 18th Ed. except where noted.
Results of 'ND' mean not detected at or above the listed Reporting Limit (R.L.).
Analyte Spike Amounts reported as 'NS' mean not spiked and will not have recoveries reported.
'RPD' means Relative Percent Difference and RPD Acceptance Criteria is stated as a maximum.
'NC' means not calculated for RPD or Spike Recoveries.



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LAB ORDER No.:

9906-181

METHOD BLANK ANALYTICAL RESULTS

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ANALYTE	RESULT	R.L.	UNITS	ANALYZED	NOTES
QC BATCH: A990421ICP					
Antimony	ND	2.	mg/kg	06.16.99	
Arsenic	ND	0.8	mg/kg	06.15.99	
Barium	ND	1.	mg/kg	06.15.99	
Beryllium	ND	0.2	mg/kg	06.16.99	
Cadmium	ND	0.2	mg/kg	06.15.99	
Chromium	ND	1.	mg/kg	06.15.99	
Cobalt	ND	0.4	mg/kg	06.15.99	
Copper	ND	1.	mg/kg	06.15.99	
Lead	ND	0.6	mg/kg	06.15.99	
Molybdenum	ND	1.	mg/kg	06.15.99	
Nickel	ND	1.	mg/kg	06.15.99	
Selenium	ND	2.	mg/kg	06.15.99	
Silver	ND	0.6	mg/kg	06.15.99	
Thallium	ND	2.	mg/kg	06.16.99	
Vanadium	ND	0.4	mg/kg	06.15.99	
Zinc	4.45	4.	mg/kg	06.15.99	1
QC BATCH: A990428MER					
Mercury, TTLC	ND	0.01	mg/kg	06.16.99	
QC BATCH: T990148TPH					
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS				06.18.99	
Diesel Fuel	ND	4.	mg/Kg		
TPH-Extractable, quantitated as diesel	ND	4.	mg/Kg		
Surrogate o-Terphenyl	97.		%		
QC BATCH: T9901510CP					
POLYCHLORINATED BIPHENYLS (PCBS)				06.19.99	
PCB 1016	ND	0.02	mg/kg		
PCB 1221	ND	0.02	mg/kg		
PCB 1232	ND	0.02	mg/kg		
PCB 1242	ND	0.02	mg/kg		
PCB 1248	ND	0.02	mg/kg		
PCB 1254	ND	0.02	mg/kg		
PCB 1260	ND	0.02	mg/kg		
Surrogate TCMX	59.		%		
Surrogate Decachlorobiphenyl	142.		%		

1) Low level contamination noted in the Method Blank; sample results less than the RL or greater than 10 times the contamination level are reported.



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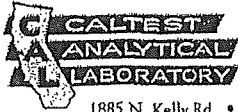
METHOD BLANK ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

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<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
QC BATCH: V990064G9A					
AROMATIC HYDROCARBONS					
Benzene	ND	0.0025	mg/kg	06.09.99	
Toluene	ND	0.0025	mg/kg		
Ethylbenzene	ND	0.0025	mg/kg		
Xylenes (Total)	ND	0.0025	mg/kg		
Methyl tert-Butyl Ether (MTBE)	ND	.125	mg/kg		
Surrogate 4-Bromofluorobenzene [PID]	112.		%		



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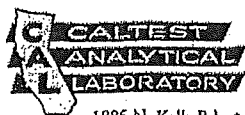
LAB ORDER No.:

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LABORATORY CONTROL SAMPLE ANALYTICAL RESULTS

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ANALYTE	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL% DIFF	ANALYZED	NOTES
QC BATCH: A990421CP							
Antimony	19.8	20.9\	106\	75-125\35		06.16.99	
Arsenic	19.9	21.2\	107\	75-125\35		06.15.99	
Barium	99.6	105.\	105\	75-125\35		06.15.99	
Beryllium	19.8	21.6\	109\	75-125\35		06.16.99	
Cadmium	9.96	10.6\	106\	75-125\35		06.15.99	
Chromium	19.9	21.2\	107\	75-125\35		06.15.99	
Cobalt	19.9	20.4\	103\	75-125\35		06.15.99	
Copper	19.9	20.8\	105\	75-125\35		06.15.99	
Lead	99.6	106.\	106\	75-125\35		06.15.99	
Molybdenum	19.9	21.1\	106\	75-125\35		06.15.99	
Nickel	19.9	20.3\	102\	75-125\35		06.15.99	
Selenium	19.9	20.7\	104\	75-125\35		06.15.99	
Silver	19.9	20.3\	102\	75-125\35		06.15.99	
Thallium	99.2	104.\	105\	75-125\35		06.16.99	
Vanadium	19.9	20.8\	105\	75-125\35		06.15.99	
Zinc	99.6	108.\	108\	75-125\35		06.15.99	
QC BATCH: A990428MER							
Mercury, TTLC	0.200	0.229\	114\	75-125\35		06.16.99	
QC BATCH: T990148TPH							
TOTAL SEMI-VOLATILE PETROLEUM HYDROCARBONS						06.18.99	
Diesel Fuel	66.7	58.6\	88\	59-134\			
Surrogate o-Terphenyl	6.7	7.40\	110\	60-111\			
QC BATCH: T9901510CP							
POLYCHLORINATED BIPHENYLS (PCBS)						06.25.99	
PCB 1260	0.133	0.166\	125\	70-130\			
Surrogate TCMX	0.0133	0.0125\	94\	13-147\			
Surrogate Decachlorobiphenyl	0.0133	0.0158\	119\	23-167\			
QC BATCH: V990064G9A							
AROMATIC HYDROCARBONS						06.09.99	
Benzene	0.033	0.0450\	136\	79-134\			
Toluene	0.195	0.227\	116\	56-140\			
Surrogate 4-Bromofluorobenzene [PID]	0.100	0.113\	113\	72-123\			



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LAB ORDER No.:

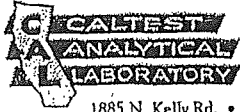
9906-181

MATRIX SPIKE ANALYTICAL RESULTS

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ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUPLICATE RESULT	SPK\DUPLICATE %REC	ACCEPTANCE REL% %REC \RPD	DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP QC SAMPLE LAB NUMBER: 9906181-1								
Antimony QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.8	18.0\19.0	91\96	75-125\35	5.4	06.16.99	
Arsenic QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	6.67	19.9	26.3\25.9	98\96	75-125\35	1.5	06.15.99	
Barium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	111.	99.6	207.\209.	96\98	75-125\35	1	06.15.99	
Beryllium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.8	19.2\19.1	97\96	75-125\35	0.5	06.16.99	
Cadmium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	9.96	9.61\9.53	96\96	75-125\35	0.8	06.15.99	
Chromium QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	57.2	19.9	67.8\64.5	53\37	75-125\35	5.0	06.15.99	1
Cobalt QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	10.9	19.9	28.8\28.7	90\89	75-125\35	0.4	06.15.99	
Copper QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	55.8	19.9	72.0\66.5	81\54	75-125\35	7.9	06.15.99	1
Lead QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	211.	99.6	289.\329.	78\118	75-125\35	13.	06.15.99	
Molybdenum QC BATCH: A990421ICP (continued) QC SAMPLE LAB NUMBER: 9906181-1	ND	19.9	20.4\20.3	103\102	75-125\35	0.5	06.15.99	
Nickel	80.3	19.9	83.6\91.5	17\56	75-125\35	9.0	06.15.99	1

1) Spike recovery outside control limits. Spike added less than one half sample concentration. LCS/LCSD and Method Blank are in control.



1885 N. Kelly Rd. • Napa, California 94558

CERTIFIED ENVIRONMENTAL SERVICES
CALIFORNIA ELAP #1664

(707) 258-4000 • Fax: (707) 226-1001

LAB ORDER No.:

9906-181

MATRIX SPIKE ANALYTICAL RESULTS

Page 6 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC \RPD	REL* DIFF	ANALYZED	NOTES
QC BATCH: A990421ICP (continued)								
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Selenium	ND	19.9	20.3\20.1	102\101	75-125\35	1	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Silver	ND	19.9	19.5\19.4	98\97	75-125\35	0.5	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Thallium	ND	99.2	97.3\97.2	98\98	75-125\35	0.1	06.16.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Vanadium	42.1	19.9	61.8\58.8	99\84	75-125\35	5.0	06.15.99	
QC BATCH: A990421ICP (continued)								
QC SAMPLE LAB NUMBER: 9906181-1								
Zinc	154.	99.6	268.\245.	114\91	75-125\35	9.0	06.15.99	
QC BATCH: A990428MER								
QC SAMPLE LAB NUMBER: 9906289-1								
Mercury, TTLC	0.0569	0.200	0.268\0.254	106\98	75-125\35	5.4	06.16.99	
QC BATCH: T9901510CP								
QC SAMPLE LAB NUMBER: 9906181-1								
POLYCHLORINATED BIPHENYLS (PCBS)								06.19.99
PCB 1260	ND	0.133	0.121\0.124	91\93	70-130\20	2.4		
Surrogate TCMX	94.%	0.0133	0.0112\0.0119	84\89	56-129\			
Surrogate Decachlorobiphenyl	103.%	0.0133	0.0133\0.0135	100\102	19-185\			
QC BATCH: V99006469A								
QC SAMPLE LAB NUMBER: 9906181-2								
AROMATIC HYDROCARBONS								06.09.99
Benzene	ND	0.033	0.0280\0.0130	85\39	10-179\31	73.		
Toluene	ND	0.195	0.161\0.185	83\95	10-188\14	14.		
Surrogate 4-Bromofluorobenzene [PID]	110.%	0.100	0.106\0.115	106\115	58-143\			



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LAB ORD# 92-6181

SAMPLE CHAIN OF CUSTODY

PROJECT #/ PROJECT NAME
1535-001 Russian Spa

PAGE 1 OF

P.O. #

CLIENT: TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC. - EDDY T. LAU

ANALYSES REQUESTED

ADDRESS: 445 GRANT AVENUE SUITE 403, SAN FRANCISCO, CA 94108

BILLING ADDRESS: SAA

PHONE #: (415) 788-8627 FAX PHONE: (415) 788-3021

SAMPLER (PRINT & SIGN NAME): Don Fowler / Don Fowler

TURN-AROUND TIME
 STANDARD
 RUSH

DUE DATE:

CALTEST #	DATE SAMPLED	TIME SAMPLED	MATRIX	CONTAINER AMOUNT/TYPE	PRESERVATIVE	SAMPLE IDENTIFICATION SITE	CLIENT LAB #	COMP. or GRAB	REMARKS
-3	6-4-99	8:30	SOIL	brass tube	ICE	1-1a 3'3"			
↓	6-4-99	8:30		glass jar		1-1b 3'3"			
-4	6-4-99	8:40		brass tube		1-2a 6'6"			
↓	6-4-99	8:40		glass jar		1-2b 6'6"			
-1	6-4-99	9:20		brass tube		2-1a 3'6"			
↓	6-4-99	9:20		glass jar		2-1b 3'6"			
=2	6-4-99	9:40		brass tube		2-2a 5'6"			
↓	6-4-99	9:40		glass jar		2-2b 5'6"			

HOLD UNTIL FURTHER NOTICE PER CLIENT WITHIN 72 HRS

SOILS - BASEL
PEB
BTX
CANNMET (17)
ASBESTOS

By submittal of sample(s), client agrees to abide by the Terms and Conditions set forth on the reverse of this document.

RELINQUISHED BY	DATE/TIME	RECEIVED BY	RELINQUISHED BY	DATE/TIME	RECEIVED BY
Don Fowler	6-4-99 11:00	E. Rau	E. Rau	6/4/99 12 NOON	LABORATORY / RETAIN / E. Rau
LABORATORY / RETAIN / E. Rau	6/7/99 9:30 AM	E. Rau	E. Rau	6/7/99 11:06	TOOL / ASBESTOS

Samples: WC: _____ MICRO: _____ BIO: _____	PH: _____ IN: _____ TEMP: _____	SEALED: _____ INTACT: _____
BD: BIO: _____ WC: _____ RA: _____	COMMENTS: _____	
CC: AA: _____ SV: _____ VOA: _____		
SIL: HP: _____ PT: _____ QT: _____ VOA: _____		
W: HNO ₃ _____ H ₂ SO ₄ _____ NaOH _____		
PIL: HNO ₃ _____ H ₂ SO ₄ _____ NaOH _____ HCL _____		

MATRIX: AQ = Aqueous Nondrinking Water, Digested Metals; FE = Low R.L.s, Aqueous Nondrinking Water, Digested Metals; DW = Drinking Water; SL = Soil, Sludge, Solid; FP = Free Product

CONTAINER TYPES: AL = Amber Lifer; AHL = 500 ml Amber; PT = Pint (Plastic); QT = Quart (Plastic); HG = Half Gallon (Plastic); SJ = Soil Jar; B4 = 4 oz. BACT; BT = Brass Tube; VOA = 40mL VOA; OTC = Other Type Container

1244

REV. 2/99
WHITE - LABORATORY
YELLOW - CLIENT COPY TO ACCOMPANY FINAL REPORT
PINK - CLIENT COPY AS RECEIPT

INDIA BASIN NEIGHBORHOOD ASSOCIATION

180841, 180680, 180816
2018 SEP 19 PM 2:45
AK

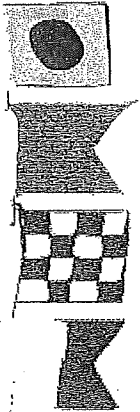
September 17, 2018

RE: Files: 180841, 180680, 180816

Angela Calvillo, Clerk of the Board
City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

2018 SEP 19 PM 2:45

BY: AK



Advocating for
our community
since 1994

Dear Ms. Calvillo,

The India Basin Neighborhood Association (IBNA) supports the Build, Inc / India Basin Investment, LLC (Developer) 700 Innes project to revitalize the India Basin community by creating a 21st century village for all San Francisco to enjoy. This support is based on our shared goals:

- Comprehensive Planning
- Economic Success
- Environmental Protections
- Transportation Improvements
- Recreation Opportunities

IBNA created the above goals in its 2010 Community Vision for the India Basin waterfront, which is considered a starting document for Developer. IBNA has continued involvement in fashioning this addition to our community by meeting regularly for the last four years to provide input to Developer and participating in the India Basin Parks Task Force.

IBNA support of the 700 Innes project is subject to the IBNA Board of Directors' Resolution of May 6, 2017, *Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood*, which established clear guidelines surrounding any proposed building height increases in certain limited situations due to the clear public benefit conferred by a particular development, and not to be precedent setting for the entire neighborhood. It is also subject to the IBNA and Developer agreement signed July 24, 2018, pledging to continue to work together on both interim and permanent community benefits at the 700 Innes project and throughout the neighborhood. Please contact IBNA for document review.

Advocating for our community since 1994, the India Basin Neighborhood Association is a membership organization of residents, local business owners and workers, and friends of the community who support the IBNA mission to "preserve the maritime history, natural beauty, diverse character and unique ambiance of the vibrant mixed-use neighborhood of India Basin through community organizing." IBNA is managed by an all-volunteer Board of Directors elected by members.

IBNA looks forward to welcoming new neighbors. The hope is that the 700 Innes project, together with efforts by various city departments to plan and execute long-needed improvements, will make this a more livable, walkable, safe community where residents and visitors can all enjoy the history, natural beauty, and stunning views – and find the recreation, shopping, transit, city service, education, and entertainment amenities other San Francisco neighborhoods enjoy.

Jill Fox
Jill Fox, Chair

Board of
Directors

- Jill Fox, Chair
- Allen Frazier
- Michael Hamman
- Sean Karlin
- Richard Laufman
- Monica Padilla-Stemmelen

PO Box 880953, San Francisco, CA 94188
www.INDIABASIN.org

Member, Board of Supervisors
District 4



City and County of San Francisco

208
Leg Dep
Clerk

KATY TANG

DATE: September 17, 2018

TO: Angela Calvillo
Clerk of the Board of Supervisors

FROM: Supervisor Katy Tang
Chairperson, Land Use and Transportation Committee

RE: Land Use and Transportation Committee
COMMITTEE REPORTS

Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, September 25, 2018, as a Committee Report:

180816 General Plan - India Basin Mixed-Use Project

Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the California Environmental Quality Act; and making findings under Planning Code, Section 340, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

180680 Planning Code, Zoning Map - India Basin Special Use District

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

180681 Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue at Griffith Street

Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11 acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning

Member, Board of Supervisors
District 4



City and County of San Francisco

KATY TANG

Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82, and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, September 24, 2018, at 1:30 p.m.

A handwritten signature in cursive script, reading "Katy Tang".

Supervisor Katy Tang
Chair, Land Use & Transportation Committee

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 30, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On July 24, 2018, Supervisor Cohen introduced the following substitute legislations:

File No. 180680

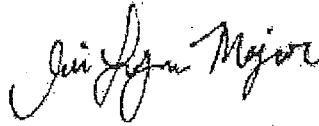
Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180681

Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11 acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.

The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. These ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board



By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Manager of Legislative Affairs
- AnMarie Rodgers, Director of Citywide Planning
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Joy Navarrete, Environmental Planning
- Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 30, 2018

File Nos. 180680 & 180681

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On July 24, 2018, Supervisor Cohen introduced the following substitute legislations:

File No. 180680

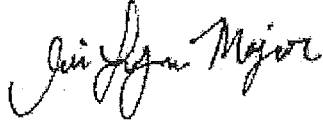
Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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These are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board:

A handwritten signature in black ink, appearing to read "Erica Major". The signature is written in a cursive, flowing style.

By: Erica Major, Assistant Clerk
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: Erica Major, Assistant Clerk
Land Use and Transportation Committee

DATE: July 30, 2018

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislations, which are being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

Chairperson, Small Business Commission

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Mohammed Nuru, Director, Public Works
Harlan Kelly, Jr., General Manager, Public Utilities Commission
Phil Ginsburg, General Manager, Recreation and Park Department

FROM: Erica Major, Assistant Clerk
Land Use and Transportation Committee

DATE: July 30, 2018

SUBJECT: SUBSTITUTE LEGISLATIONS INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed substitute legislations, introduced by Supervisor Cohen on July 24, 2018:

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: Erica.Major@sfgov.org.

- c: David Steinberg, Public Works
- Jeremy Spitz, Public Works
- Jennifer Blot, Public Works
- John Thomas, Public Works
- Lena Liu, Public Works
- Juliet Ellis, Public Utilities Commission
- Donna Hood, Public Utilities Commission
- John Scarpulla, Public Utilities Commission
- Christopher Whitmore, Public Utilities Commission
- Sarah Madland, Recreation and Park Department

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 3, 2018

File Nos. 180680 & 180681

Lisa Gibson
Environmental Review Officer
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Ms. Gibson:

On June 26, 2018, Supervisor Cohen introduced the following proposed legislations:

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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These legislations are being transmitted to you for environmental review.

Angela Calvillo, Clerk of the Board

for By:  Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

Attachment

c: Joy Navarrete, Environmental Planning
Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

July 3, 2018

Planning Commission
Attn: Jonas Ionin
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Commissioners:

On June 26, 2018, Supervisor Cohen introduced the following legislations:

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

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The proposed ordinances are being transmitted pursuant to Planning Code, Section 302(b), for public hearing and recommendation. These ordinances are pending before the Land Use and Transportation Committee and will be scheduled for hearing upon receipt of your response.

Angela Calvillo, Clerk of the Board


For: Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

- c: John Rahaim, Director of Planning
- Aaron Starr, Manager of Legislative Affairs
- AnMarie Rodgers, Director of Citywide Planning
- Scott Sanchez, Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Joy Navarrete, Environmental Planning
- Laura Lynch, Environmental Planning

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Regina Dick-Endrizzi, Director
Small Business Commission, City Hall, Room 448

FROM: *AS* Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: July 3, 2018

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislations, which are being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180681

Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street,

with various public benefits, including 25% affordable housing and 11 acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

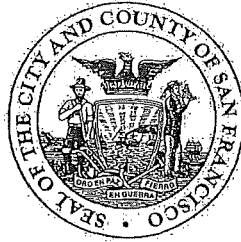
RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

No Comment

Recommendation Attached

Chairperson, Small Business Commission

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

TO: Mohammed Nuru, Director, Public Works
Harlan Kelly, Jr., General Manager, Public Utilities Commission
Phil Ginsburg, General Manager, Recreation and Park Department

FROM: *AS* Alisa Somera, Legislative Deputy Director
Land Use and Transportation Committee

DATE: July 3, 2018

SUBJECT: LEGISLATIONS INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislations, introduced by Supervisor Cohen on June 26, 2018:

File No. 180680

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180681

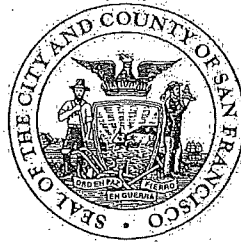
Ordinance approving a Development Agreement between the City and County of San Francisco and India Basin Investment LLC, a California limited liability company, for the India Basin Project at the approximately 28-acre site located at Innes Avenue between Griffith Street and Earl Street, with various public benefits, including 25% affordable housing and 11

acres of parks and open space; making findings under the California Environmental Quality Act and findings of conformity with the General Plan, and with the eight priority policies of Planning Code, Section 101.1(b); approving a Public Trust Exchange Agreement, making public trust findings, and authorizing the transfer and acceptance of real property and the recording of a land use covenant consistent with the Public Trust Exchange Agreement; approving specific development impact fees and waiving any conflicting provision in Planning Code, Article 4, or Administrative Code, Article 10; confirming compliance with or waiving certain provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code, Section 1348, and ratifying certain actions taken in connection therewith.

If you have comments or reports to be included with the files, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: alisa.somera@sfgov.org.

c: David Steinberg, Public Works
Jeremy Spitz, Public Works
Jennifer Blot, Public Works
John Thomas, Public Works
Lena Liu, Public Works
Juliet Ellis, Public Utilities Commission
Donna Hood, Public Utilities Commission
John Scarpulla, Public Utilities Commission
Christopher Whitmore, Public Utilities Commission
Sarah Madland, Recreation and Park Department

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposals and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, September 17, 2018

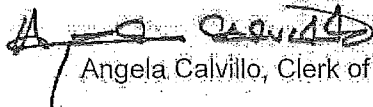
Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 180680.** Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

File No. 180816. Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and Recreation and Open Space Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the California Environmental Quality Act; and making findings under Planning Code, Section 340, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made part of the official public record on these matters, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to these matters are available in the Office of the Clerk of the Board. Agenda information relating to these matters will be available for public review on Friday, September 14, 2018.


Angela Calvillo, Clerk of the Board.

DATED/PUBLISHED/MAILED/POSTED: September 7, 2018

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Katy Tang, Chair
Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk

DATE: October 2, 2018

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, October 2, 2018

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, October 2, 2018. This item was acted upon at the Committee Meeting on Monday, October 1, 2018, at 1:30 p.m., by the votes indicated.

Item No. 41 (180680) Planning Code, Zoning Map - India Basin Special Use District

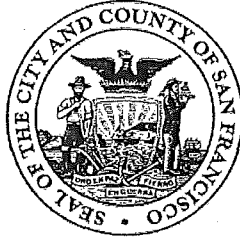
Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

REFERRED WITHOUT RECOMMENDATION AS A COMMITTEE REPORT

Vote: Supervisor Katy Tang - Aye
Supervisor Ahsha Safai - Aye
Supervisor Jane Kim - Aye

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney

BOARD of SUPERVISORS



City Hall
Dr. Carlton B. Goodlett Place, Room 244
San Francisco 94102-4689
Tel. No. 554-5184
Fax No. 554-5163
TDD/TTY No. 554-5227

MEMORANDUM

LAND USE AND TRANSPORTATION COMMITTEE

SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Katy Tang, Chair
Land Use and Transportation Committee

FROM: Erica Major, Assistant Clerk

DATE: September 25, 2018

SUBJECT: **COMMITTEE REPORT, BOARD MEETING**
Tuesday, September 25, 2018

The following file should be presented as a **COMMITTEE REPORT** at the Board meeting, Tuesday, September 25, 2018. This item was acted upon at the Committee Meeting on Monday, September 24, 2018, at 1:30 p.m., by the votes indicated.

Item No. 49, was NOT SENT as a Committee Report.

180680 Planning Code, Zoning Map - India Basin Special Use District

Ordinance amending the Planning Code to establish the India Basin Special Use District, located generally at Innes Avenue between Griffith Street and Earl Street, along the India Basin shoreline, in the south-east part of San Francisco; amending the Planning Code by amending the Zoning Map to change zoning designations, height districts, and add the India Basin Special Use District; and making findings under the California Environmental Quality Act, findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.

c: Board of Supervisors
Angela Calvillo, Clerk of the Board
Jon Givner, Deputy City Attorney



PUBLIC NOTICES

San Mateo County: 650-556-1556
Email: smega@sfmedisco.com

San Francisco: 415-914-1635
Email: sfega@sfmedisco.com

SAN FRANCISCO EXAMINER • DAILY CITY INDEPENDENT • SAN MATEO WEEKLY • REDWOOD CITY TRIBUNE • EQUIPHER-BULLETIN • FOSTER CITY PROGRESS • MILLBRAE • SAN BRUNO SUN • BOUTIQUE & VILLAGER

GOVERNMENT

NOTICE OF PUBLIC HEARING BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE MONDAY, SEPTEMBER 17, 2018

1:30 PM CITY HALL, LEGISLATIVE CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

THE AGENDA PACKET AND LEGISLATIVE FILES ARE AVAILABLE AT WWW.SFBCSOZON.FIN 244 AT THE ADDRESS LISTED ABOVE, OR BY CALLING (415) 554-5184.

CHAMBER, ROOM 250 1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

CITATION SUPERIOR COURT FOR THE STATE OF CALIFORNIA FOR THE CITY AND COUNTY OF SAN FRANCISCO

UNITED FAMILY COURT Case No. 18-0003 In the Matter of J.J.I., A Minor

correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

BY ORDER OF THIS COURT, you are hereby cited and required to appear before this Court on the day of November 14, 2018 at 8:45 a.m., at the Juvenile Dependency Court, 400 McAllister Street, Room 406, San Francisco, California, then attend there to show cause, if any you have, why said minor(s) should not be declared free from the custody and control of his parent(s). This proceeding is for the purpose of developing a permanent plan for the child(ren), which could include adoption.

14411 et seq., Business and Professions Code). 9/7, 9/14, 9/21, 9/28/18 CNS-3171582# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0382777-00 Fictitious Business Name(s): Boomboat Collective, 636 Leavenworth St. Apt. 1002, San Francisco, CA 94109, County of San Francisco Registered Owner(s): Jordan Jakusz, 8184 Terrace Dr., El Cerrito, CA 94530 Carlos Castillo, 636 Leavenworth St. Apt. 1002, San Francisco, CA 94109 Alex Fleming, 460 Lyon St. Unit 6, San Francisco, CA 94117

exceed one thousand dollars (\$1,000).) SJ Lavigne Val This statement was filed with the San Francisco County Clerk on August 24, 2018

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0382777-00 Fictitious Business Name(s): Boomboat Collective, 636 Leavenworth St. Apt. 1002, San Francisco, CA 94109, County of San Francisco Registered Owner(s): Jordan Jakusz, 8184 Terrace Dr., El Cerrito, CA 94530 Carlos Castillo, 636 Leavenworth St. Apt. 1002, San Francisco, CA 94109 Alex Fleming, 460 Lyon St. Unit 6, San Francisco, CA 94117

NOTICE- In accordance with Subdivision (a) of Section 17920, a Fictitious Name Statement generally expires at the end of five years from the date on which it was filed in the office of the County Clerk, except, as provided in Subdivision (b) of Section 17920, where it expires 40 days after any change in the facts set forth in the statement pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).

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Management Branch 9838 Old Placerilla Road, Sausalito, CA 94967 Attention: Mark Elliott

Submitted Deadline: September 21, 2018 before 3:00 P.M.

SOAs are required to meet certain specifications as outlined in the RFO. Interested firms may obtain a copy of the RFO by downloading it from the Internet at www.caleprocur.ca.gov.

All questions regarding this RFO shall be emailed directly to Denise Dubé at denise.dube@ccr.ca.gov no later than September 7, 2018 before 3:00 P.M.

California Department of Corrections and Rehabilitation

GOVERNMENT

California Department of Corrections and Rehabilitation

Invites Qualified Energy Conservation Firms to Submit Statement of Qualifications for

Establishing a Qualified Pool of Energy Conservation Companies Services for the Implementation of Energy Efficiency Projects Statewide

October 2018 RFO No. FAM201803 Event ID: 000010525

The California Department of Corrections and Rehabilitation (CDCR) is requesting Statement of Qualifications (SOQ) from firms interested in providing professional energy conservation services. Selected Consultants shall perform energy efficiency services.

The responsibility of the Consultant will be to provide professional energy conservation services including, but not limited to, project management, quality management, engineering, design, construction, and/or estimating.

The approximate value of the services is estimated to be \$1,000,000, total project cost. This solicitation is exempt from Disabled Veteran Business Enterprise (DVBE); however CDCR strongly encourages Small Business Enterprise (SBE) and Disabled Veteran Business Enterprise (DVBE) participation.

To be considered for selection, firms must submit their Statement of Qualifications (SOQ) as prescribed in the Request for Qualifications (RFO) to:

California Department of Corrections and Rehabilitation Facility Planning, Construction and Management Division Facilities Asset

CAHILL CONTRACTORS LLC requests bids from Certified SBE Subcontractors and Suppliers for the following select DESIGN BUILD TRADES ONLY:

735 DAVIS - DESIGN BUILD BID - SELECT TRADES 735 Davis St. San Francisco, CA 94111 This is a SFCDM project with construction workforce and prevailing wage requirements. BID DATES: 9/20/18 @ 2 PM Voluntary Pre-bid Meeting: TBD

BID DOCUMENTS: Please contact Colby for access to documents on BuildingConnected. CONTACT: Colby Smith at estimating@cahill-et.com, (415) 677-0611 8/24, 8/31, 9/7, 9/14/18 CNS-3167355# SAN FRANCISCO EXAMINER

CAHILL CONTRACTORS LLC requests bids from Certified SBE Subcontractors and Suppliers for the following select DESIGN BUILD TRADES ONLY:

88 BROADWAY - DESIGN BUILD BID - SELECT TRADES 88 Broadway, San Francisco, CA 94111 This is a SFCDM project with construction workforce and prevailing wage requirements. BID DATE: 9/20/18 @ 2 PM Voluntary Pre-bid Meeting: TBD

BID DOCUMENTS: Please contact Colby for access to documents on BuildingConnected. CONTACT: Colby Smith at estimating@cahill-et.com, (415) 677-0611 8/24, 8/31, 9/7, 9/14/18 CNS-3167329# SAN FRANCISCO EXAMINER

FICTITIOUS BUSINESS NAMES

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0382910-00 Fictitious Business Name(s): 444 Jessie Street SF CA 94103, County of SF Registered Owner(s): Microbiz Service Company (CA) 444 Jessie St, San Francisco, CA 94103

The business is conducted by: A Corporation The registrant commenced to transact business under the fictitious business name or names listed above on 8-29-2018. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0382809-00 Fictitious Business Name(s): Berns Reporting, 653 Laidley Street, San Francisco, CA 94131-3039, County of S.F. Registered Owner(s): Lavigne Val, 553 Laidley St, San Francisco, CA 94131-3039

The business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on 1/25/09 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

FICTITIOUS BUSINESS NAME STATEMENT File No. A-0382808-00 Fictitious Business Name(s): Berns Reporting, 653 Laidley Street, San Francisco, CA 94131-3039, County of S.F. Registered Owner(s): Lavigne Val, 553 Laidley St, San Francisco, CA 94131-3039

The business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on 1/25/09 I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

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FICTITIOUS BUSINESS NAME STATEMENT File No. A-0382827-00 Fictitious Business Name(s): (1) The Chestnut Group, (2) CP Enneagram Academy, 235 Shrader St. #1, San Francisco, CA 94117, County of San Francisco Registered Owner(s): Beatrice Chestnut, 235 Shrader Street #1, San Francisco, CA 94117

The business is conducted by: an individual The registrant commenced to transact business under the fictitious business name or names listed above on August 16, 2018. I declare that all information in this statement is true and correct. (A registrant who declares as true any material matter pursuant to Section 17913 of the Business and Professions Code that the registrant knows to be false is guilty of a misdemeanor punishable by a fine not to exceed one thousand dollars (\$1,000).)

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Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2018 JUL 24 PM 4:15

BY B Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor: [] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [] from Committee,
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Topic submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Malia Cohen

Subject:

Planning code, zoning map - India Basin Special Use District

The text is listed:

Ordinance amending the planning code to establish the India Basin Special Use District along the India Basin shoreline

Signature of Sponsoring Supervisor:

Malia Cohen

For Clerk's Use Only

Print Form

Introduction Form

By a Member of the Board of Supervisors or Mayor

REGISTRATION
BOARD OF SUPERVISORS
SAN FRANCISCO

2010 JUN 25 PM 3:04
Time stamp

BY MA or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
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- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use the Imperative Form.

Sponsor(s):

Supervisor Malia Cohen

Subject:

Ordinance Amending the Planning Code to establish India Basin SUD

The text is listed:

Amending the planning code to establish the India Basin special use district.

Signature of Sponsoring Supervisor:



For Clerk's Use Only

