

File No. 180816 Committee Item No. 10  
Board Item No. 13

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

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

Board of Supervisors Meeting Date October 23, 2018

#### Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legislative Digest
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input type="checkbox"/>	<input type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract/Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Public Correspondence

OTHER (Use back side if additional space is needed)

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PLN Motion No. 20247 072618
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PLN Reso No. 20250 070618
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PLN Reso No. 20261 082318
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	BOS File No. 180681
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PLN Reso No. 20215 062118
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	PLN Ltr 082418
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Hearing Notice 091718
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Comm Rpt Memo 092518
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Comm Rpt Memo 100218
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PLN Memo 101018
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bay Area Quality Mgm District Memo 101018
<input type="checkbox"/>	<input type="checkbox"/>	

Completed by: Erica Major Date September 27, 2018  
Completed by: Erica Major Date October 18, 2018

[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.

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. Environmental and Planning Code Findings.

(a) California Environmental Quality Act.

(1) At its hearing on July 26, 2018, and prior to recommending the proposed General Plan Amendments for approval, by Motion No. 20247, the Planning Commission certified a Final Environmental Impact Report (FEIR) for the India Basin Mixed-Use District Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg. Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is on file with the Clerk of the Board of Supervisors in File No. 180816, and is incorporated herein by reference. In accordance with the actions contemplated herein, this Board has



1 reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's  
2 certification of the FEIR, and finds that the actions contemplated herein are within the scope  
3 of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on July 26, 2018, by Resolution No.  
5 20248, the Planning Commission also adopted findings under CEQA, including a statement of  
6 overriding consideration, and a Mitigation Monitoring and Reporting Program (MMRP). The  
7 Planning Department issued a memorandum dated October 10, 2018 to address certain  
8 revisions to air quality mitigation measures for the Project. Specifically, the October 10, 2018  
9 memorandum recommended amending Mitigation Measures M- AQ- 1a: Minimize Off- Road  
10 Construction Equipment Emissions and M- AQ- 1e: Implement Best Available Control  
11 Technology for Operational Diesel Generators, to require diesel powered equipment to use  
12 renewable diesel to the extent feasible. A copy Copies of said Motion, and MMRP and  
13 memorandum are on file with the Clerk of the Board of Supervisors in File No. 180681, and is  
14 are incorporated herein by reference. The Board hereby adopts and incorporates by reference  
15 as though fully set forth herein the Planning Commission's CEQA approval findings, including  
16 the statement of overriding considerations. The Board also adopts and incorporates by  
17 reference as though fully set forth herein the Project's MMRP, dated July 2018 and on file with  
18 the Clerk of the Board in File No. 180681, as revised by the October 10, 2018 memorandum.

19 (b) Planning Code Findings.

20 (1) Under San Francisco Charter Section 4.105 and Planning Code Section  
21 340, any amendments to the General Plan shall first be considered by the Planning  
22 Commission and thereafter recommended for approval or rejection by the Board of  
23 Supervisors. On June 21, 2018, by Resolution No. 20215, the Commission conducted a duly  
24 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section  
25 340, and found that the public necessity, convenience and general welfare required the

1 proposed General Plan Amendments, adopted General Plan Amendments, and  
2 recommended them for approval to the Board of Supervisors. A copy of the Planning  
3 Commission Resolution No. 20215, is on file with the Clerk of the Board of Supervisors in File  
4 No. 180816, and incorporated by reference herein.

5 (2) On August 23, 2018, the Planning Commission, in Resolution No. 20261,  
6 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
7 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
8 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
9 the Board of Supervisors in File No. 180816, and is incorporated herein by reference.

10  
11 Section 2. The General Plan is hereby amended by revising the Bayview Hunters  
12 Point Area Plan, as follows:

13 Figure 3, "Land Use Map," revise by changing the land use designation from "Light  
14 Industrial" to "Mixed Use" for the India Basin site.

15 Delete Policy 1.6:

16 *POLICY 1.6*

17 ~~*Encourage development of a healthy mix of residential, retail, open space, and small trade*~~  
18 ~~*shops along Innes Avenue to buffer the India Basin industrial area from the Hunters Point residential*~~  
19 ~~*community.*~~

20 ~~*The stretch of Innes Avenue leading up to the northern point of entry of the Hunters Point*~~  
21 ~~*Shipyards serves as a buffer between the heavy industrial uses in India Basin and the residential uses on*~~  
22 ~~*Hunters Point Hill. This area is undergoing modest private revitalization with a potential interesting*~~  
23 ~~*mix of uses taking place. The base of the area, at the corner of Hawes and Innes Avenues, is the site for*~~  
24 ~~*Our Lady of the Lourdes, the oldest Catholic church in the district. Several single family homes are*~~  
25 ~~*also located in the vicinity. Innes Avenue leading up to the shipyard was changed from CM to NC 2 on*~~



1 ~~the northern side of the street as a result of rezoning actions taken after the 1995 update of this Plan.~~  
2 ~~Additionally, an RH-1 district on the southern side of Innes Avenue was rezoned to RH-1(S), which~~  
3 ~~accommodates the development of one accessory dwelling unit per lot. Directly north of Innes Avenue,~~  
4 ~~an industrial park is proposed. If developed, it would be bordered by open space lands acquired by the~~  
5 ~~Recreation and Park Department that will provide direct public access to the India Basin shoreline.~~  
6 ~~This healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial~~  
7 ~~uses with natural oriented open space areas should continue to be encouraged.~~

8 Delete Figure 6, "Innes Avenue Buffer Zone."  
9

10 Section 3. The General Plan is hereby amended by revising the Urban Design  
11 Element, as follows:

12 Map 4 – Urban Design Guidelines for Height of Buildings, add new shading on India  
13 Basin site and add new height range to legend that indicates 30-160 feet.  
14

15 Section 4. The General Plan is hereby amended by revising the Commerce and  
16 Industry Element, as follows:

17 Map 1 – Generalized Commercial and Industrial Land Use Plan, remove Light Industry  
18 designation from India Basin site.  
19

20 Section 5. The General Plan is hereby amended by revising the Recreation and Open  
21 Space Element, as follows:

22 POLICY 2.4

23 Support the development of signature public open spaces along the shoreline.

24 \* \* \* \*

25 Southeastern Waterfront

1 The recent development of Mission Bay, the passage of the Eastern Neighborhoods  
2 plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area  
3 Plans), ~~the India Basin Shoreline Plan~~ and the proposed Candlestick Point and Hunters Point  
4 Shipyard developments will bring growth, which will require increased access and open  
5 spaces throughout the Southeast. Most of these plans are accompanied by specific open  
6 space strategies for parkland along the waterfront, where active water-oriented uses such as  
7 shoreline fishing, swimming, and boating should be promoted.

8 \* \* \* \*

9  
10 Section 6. Effective Date. This ordinance shall become effective 30 days after  
11 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
12 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
13 of Supervisors overrides the Mayor's veto of the ordinance.

14  
15 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
16 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
17 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
18 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
19 additions, and Board amendment deletions in accordance with the "Note" that appears under

20 ///

21 ///

22 ///

23 ///

24 ///


25 ///



1 the official title of the ordinance.  
2

3 APPROVED AS TO FORM:  
4 DENNIS J. HERRERA, City Attorney

5  
6 By:

  
7 ANDREA RUIZ-ESQUÍDE  
8 Deputy City Attorney  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
n:\landlas2018\1606540\01311300.docx

**REVISED LEGISLATIVE DIGEST**  
(Amended in Board, 10/16/2018)

[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.**

Existing Law

There are currently no references to the India Basin Mixed-Use Project in the General Plan.

Amendments to Current Law

The proposed legislation would 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.

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 General Plan Amendment to the Board of Supervisors.

By separate legislation, the Board is considering a number of actions in furtherance of the Project, including the approval of amendments to the Planning Code to create the India Basin Special Use District, and approval of a Development Agreement.

n:\leganalas2018\1800706\01300913.docx



# 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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**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.<sup>1</sup> Please refer to the Department's Original Appeal Response, dated September 17, 2018, for a description of the Project.

---

<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup>

---

<sup>2</sup> 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.

<sup>3</sup> 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<sub>2.5</sub>. Since 2010, the Air District provided comment letters to the Department in connection with seven projects subject to CEQA.<sup>4</sup> 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.

---

<sup>4</sup> 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.<sup>5</sup> 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,<sup>6</sup> compared to petroleum diesel. Renewable diesel's combustion quality results in similar or better vehicle performance compared to

<sup>5</sup> 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](https://ww2.arb.ca.gov/sites/default/files/2018-08/Biodiesel_Multimedia_Evaluation_5-21-15.pdf). Accessed October 3, 2018.

<sup>6</sup> 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](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.<sup>7</sup> Between 2011 and 2016, renewable diesel use in California has increased from less than 2 million to more than 250 million gallons per year.<sup>8</sup>

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.<sup>9</sup> 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 diesel<sup>10</sup> and the current daily price of diesel HPR<sup>11</sup> 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.<sup>12</sup> 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.

---

<sup>7</sup> U.S. Department of Energy, 2017, *Biodiesel Basics*, Available at:

[https://www.afdc.energy.gov/uploads/publication/biodiesel\\_basics.pdf](https://www.afdc.energy.gov/uploads/publication/biodiesel_basics.pdf), Accessed: October 3, 2018.

<sup>8</sup> 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.

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

<sup>10</sup> 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.

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

<sup>12</sup> 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<sub>2.5</sub>. 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<sub>2.5</sub>. Of this amount, the analysis estimates approximately 3.3 and 0.6 of oxides of nitrogen and PM<sub>2.5</sub> 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.<sup>13</sup> 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

---

<sup>13</sup> 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.<sup>14</sup> As of October 2017, no occupied residential buildings in San Francisco have been fully retrofitted to comply with the article 38 air filtration requirement.<sup>15</sup>

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).

---

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

<sup>15</sup> 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.<sup>16</sup>

### **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.

---

<sup>16</sup> 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](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 diesel powered equipment to use renewable diesel to the extent feasible. Use of renewable diesel would further reduce the significant and unavoidable nitrogen oxide emissions and PM<sub>2.5</sub> 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 NO<sub>x</sub> emissions by 10 percent.<sup>1</sup> 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 ~~striketrough~~:

**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:*

<sup>1</sup> 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](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

*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 ~~strikethrough~~:

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

*To reduce operational NO<sub>x</sub> 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*



*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.”





## SAN FRANCISCO PLANNING DEPARTMENT

### 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](mailto:courtney@bldsf.com)  
Nicole Avril, San Francisco Recreation and Park Department  
(415) 305-8438 or [nicole.avril@sfgov.org](mailto:nicole.avril@sfgov.org)  
*Staff Contact:* Michael Li, San Francisco Planning Department  
(415) 575-9107 or [michael.li@sfgov.org](mailto: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:

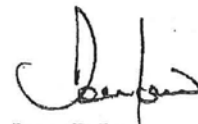
1. The City and County of San Francisco, acting through the Planning Department (hereinafter "the Department") fulfilled all procedural requirements of the California Environmental Quality Act (Cal. Pub. Res. Code Section 21000 *et seq.*, hereinafter "CEQA"), the State CEQA Guidelines (Cal. Admin. Code 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. Ionin  
Commission Secretary

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





## SAN FRANCISCO PLANNING DEPARTMENT

### Planning Commission Resolution No. 20250

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.:* 2014-002541GPA  
*Project Address:* India Basin Mixed Use Project  
*Existing Zoning:* M-1 (Light Industrial)  
M-2 (Heavy Industrial)  
NC-2 (Small Scale Neighborhood Commercial)  
P (Public)  
40-X and OS (Open Space) Height and Bulk Districts  
*Proposed Zoning:* NC-2, MUG, P  
India Basin Special Use District (SUD)  
20/160-IB, OS  
*Block/Lot:* Various Lots on Blocks 4596, 4597, 4605, 4606, 4607, 4620, 4621, 4622,  
4629A, 4630, 4631, 4644, 4645, and 4646  
*Project Sponsor:* Recreation and Park Department and India Basin Associates, LLC..  
*Staff Contact:* Mathew Snyder – (415) 575-6891  
Mathew.Snyder@sfgov.org

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE URBAN DESIGN ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT AND THE RECREATION AND OPEN SPACE ELEMENT AND MAKING FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1, AND FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

WHEREAS, Pursuant to Planning Code Section 340(C), the Planning Commission ("Commission") initiated a General Plan Amendment for the India Basin Mixed-Use Project, per Planning Commission Resolution No. 20215, on June 21, 2018.

WHEREAS, The General Plan Amendments would enable the India Basin Mixed-Use Project ("Project"). BUILD, the owners of roughly 17 acres at 700 Innes Avenue, and the San Francisco Recreation and Park Department ("RPD") jointly submitted an application to the San Francisco Planning Department ("Department") for Environmental Review to analyze the India Basin Mixed-Use Project ("Project"). The India Basin Mixed-Use Project ("Project") comprises a project site of approximately 38.24-acres along the India Basin shoreline of San Francisco Bay ("Bay"). The combined Project site encompasses publicly and privately owned dry land parcels, including existing unaccepted rights-of-way

("ROW") (including some ROW owned by the Port of San Francisco ("Port"). The Project is a mixed-use development containing an integrated network of new public parks, wetland habitat, and a mixed-use urban village. As envisioned, the Project would include a significant amount of public open space, shoreline improvements, market-rate and affordable residential uses, commercial use, parking, environmental cleanup and infrastructure development and street improvements.

WHEREAS, The Project includes an RPD component and a BUILD component, as described below.

WHEREAS, RPD would redevelop approximately 8.98 acres of publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space (collectively, the "RPD Project"). The RPD development area comprises the existing 5.6-acre India Basin Shoreline Park, the 1.8-acre 900 Innes/Historic Boatyard site ("900 Innes"), and 1.58 acres of unimproved ROW. This new shoreline park network would provide space for active and passive recreation, picnicking, and water access; extend the Blue Greenway (a portion of the San Francisco Bay Trail ("Bay Trail")); rehabilitate and celebrate the historic India Basin Scow Schooner Boatyard; and provide pedestrian and bicycle connections to and along the shoreline, fronting the Bay. The RPD development represents approximately 23.5 percent of the Project area (RPD developed properties are collectively referred to as the "RPD Properties").

WHEREAS, BUILD would redevelop approximately 29.26 acres of privately and publicly owned parcels along the shoreline to create a new publicly accessible network of improved parkland and open space and a mixed-use urban village, including approximately 1,575 units, 209,000 of commercial use, 1,800 off street parking space, and 1,575 bicycle parking spaces (collectively, the "BUILD Project"). The BUILD development area comprises 17.12 acres of privately owned parcels (collectively, "700 Innes"), the existing 6.2-acre of RPD property located along the shoreline (the "India Basin Open Space"), and 5.94 acres of partially unimproved and unaccepted ROW. Approximately 11 acres of the BUILD development area would be developed in three phases into privately owned buildings as part of a mixed-use urban village. The remainder of the BUILD development, approximately 18 acres, would be developed into a mix of improved ROW, significant new public parkland and open space, new public plazas, new private gardens and open space, and restored and enhanced wetland habitat. Buildings on the BUILD site are proposed to range from 20 feet to 160 feet in height that would step with the site's terrain down to the water.

WHEREAS, approvals required for the entire Project include CEQA certification, adoption of CEQA findings, and Planning Code Zoning Map amendments. The BUILD Project also requires approval of (1) General Plan Amendments, (2) Planning Code Text Amendments creating the India Basin Special Use District ("SUD"), (3) a Development Agreement ("DA") between BUILD and the City and County of San Francisco, (4) Design Standards and Guidelines ("DSG") document; and (5) adoption of Shadow findings under Planning Code section 295.

WHEREAS, a majority of the BUILD Project Site is referenced in the General Plan as being designated for industrial use with a height limit of 40-feet. As such, the Project could not be constructed under the current provisions of the General Plan.

WHEREAS, the subject General Plan Amendments would (1) remove Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan, which currently identifies the subject site for



industrial use; (2) amend Urban Design Element Map 4 by establishing maximum heights consistent with the proposal; (3) amend Commerce and Industry Element Map 3 by removing the land use industrial designation; and (4) and amend the Recreation and Open Space Element Policy 2.4 by removing the reference to the India Basin Shoreline Plan, which was previously proposed but not adopted.

WHEREAS, on July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin Mixed-Use Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20247.

WHEREAS, on July 26, 2018, the Commission by Motion No. 20248 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed General Plan Amendments and has considered the information included in the File for these Amendments, the staff reports and presentations, public testimony and written comments, as well as the information provided about the Project from other City departments.

WHEREAS, a draft ordinance, substantially in the form attached hereto as Exhibit A, approved as to form, would amend the General Plan by (1) removing Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan; (2) amending Urban Design Element Map 4; (3) amending Commerce and Industry Element Map 3; and (4) and amending the Recreation and Open Space Element Policy 2.4.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby finds that the General Plan Amendments promote the public welfare, convenience and necessity for the following reasons:

1. The General Plan Amendments would help implement the India Basin Mixed-Use Project development, thereby evolving currently under-utilized land for needed housing, commercial space, parks and open space, and other related uses.
2. The General Plan Amendments would help implement the India Basin Project,, which in turn, would provide employment opportunities for local residents during construction and post-occupancy, as well as community facilities and parks for new and existing residents.
3. The General Plan Amendments would help implement the India Basin Mixed-Use Project by enabling the creation of a mixed-use and sustainable neighborhood, with new infrastructure. The new neighborhood would improve the site's connectivity to and integration with the surrounding City fabric, and connect existing neighborhoods to the southeast Waterfront.
4. The General Plan Amendments would enable the construction of a new vibrant, safe, and connected neighborhood, including new parks and open spaces. The General Plan Amendments

would help ensure a vibrant neighborhood with active streets and open spaces, high quality and well-designed buildings, and thoughtful relationships between buildings and the public realm, including the waterfront.

5. The General Plan Amendments would enable construction of new housing, including new on-site affordable housing, a wide mix of Bayfront waterfront recreational opportunities and other related uses, including commercial uses. These new uses would create a new mixed-use neighborhood that would strengthen and complement nearby neighborhoods.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the General Plan, and the Project and its approvals associated therein, all as more particularly described in Exhibit E to the Development Agreement on file with the Planning Department in Case No. 2014-002541DVA are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as follows. These General Plan Findings are for the entirety of the Project and contemplate approval actions that, in addition to the General Plan Amendments, include but are not limited to Planning Code Text and Zoning Map Amendments, DA approval, DSG approval, adoption of Shadow findings under Planning Code Section 295, land acquisitions and conveyances as necessary to implement the public trust exchange contemplated in the DA, and actions by the Board of Supervisors and applicable City agencies approving the vacation of portions of Griffith Street, Hudson Avenue, Earl Street and Arelious Walker Avenue within the Project Site as contemplated by the DA; and

AND BE IT FURTHER RESOLVED, That in regard to any other later approvals that are consistent with and further the Project, this Commission and the Department, to the maximum extent practicable, shall rely on these General Plan consistency findings.

#### HOUSING ELEMENT

##### **OBJECTIVE 1**

*IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.*

##### **POLICY 1.1**

*Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.*

##### **POLICY 1.8**

*Promote mixed use development, and include housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.*

##### **POLICY 1.10**

*Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.*

The Project is a mixed-use development with up to 1,575 dwelling units at full project build-out, which provides a wide range of housing options. As detailed in the Development Agreement, the Project exceeds the inclusionary affordable housing requirements of the Planning Code, by reaching a 25% affordability level.



**OBJECTIVE 11**

**SUPPORT AND RESPECT THE DIVERSE AND DISTINCT CHARACTER OF SAN FRANCISCO'S NEIGHBORHOODS.**

**POLICY 11.1**

*Promote the construction and rehabilitation of well-designed housing that emphasizes beauty, flexibility, and innovative design, and respects existing neighborhood character.*

**POLICY 11.2**

*Ensure implementation of accepted design standards in project approvals.*

The Project, as described in the Development Agreement and the Design Standards and Guidelines (DSG), includes a program of substantial community benefits designed to revitalize an underutilized industrial site and complement the surrounding neighborhood, with a mix of housing, commercial and open space uses.

**OBJECTIVE 12**

**BALANCE HOUSING GROWTH WITH ADEQUATE INFRASTRUCTURE THAT SERVES THE CITY'S GROWING POPULATION.**

**POLICY 12.1**

*Encourage new housing that relies on transit use and environmentally sustainable patterns of movement.*

**POLICY 12.2**

*Consider the proximity of quality of life elements, such as open space, child care, and neighborhood services, when developing new housing units.*

The Project appropriately balances housing with new and improved infrastructure and related public benefits.

The project will contribute to enhancing transit where currently little exist. The Project includes incentives for the use of transit, walking and bicycling through its TDM program. In addition, the Project's streetscape design would enhance bicycle and pedestrian access and connectivity through the site. The Project would contribute to enabling enhanced transit immediately adjacent to the site, and would provide shuttle service through the TDM Program, as set forth in the Transportation Plan. Therefore, new residential and commercial buildings constructed as part of the Project would be able to rely on transit use, bicycling and other environmentally sustainable patterns of movement.

Along with the housing, the BUILD Project would also provide and maintain approximately fourteen new and improved acres of open space for a variety of activities, including the Big Green, a Public Market, Town Triangle, a Transit Plaza, among many other recreational opportunities. In total, the Project would create and improve up to 14 acres of new and improved Shoreline open space.

The Project includes substantial contributions related to quality of life elements such as open space, affordable housing, transportation improvements, childcare, and potential schools, arts and cultural facilities and activities, and workforce development.

#### COMMERCE AND INDUSTRY ELEMENT

##### OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

##### POLICY 1.1

*Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.*

The Project is intended to provide a distinct mixed-use development with residential, commercial, cultural, and open space uses. The Project would leverage the Project site's location on the Bayview Waterfront by building a dense mixed-use development that allows people to work and live close to transit. The Project's buildings would be developed in a manner that reflects the Project's unique location on an underutilized Bayfront property. The Project would incorporate varying heights, massing and scale, maintaining a strong streetwall along streets, and focused attention around public open spaces. The Project would create substantial new on-site open space, and sufficient density to support and activate the new active ground floor uses and open space in the Project.

The Project would also construct high-quality housing with sufficient density to contribute to 18-hour activity on the Project site, while offering a mix of unit types, sizes, and levels of affordability to accommodate a range of potential residents. The Project would facilitate a vibrant, interactive ground plane for Project and neighborhood residents, commercial users, and the public, with public spaces that could accommodate a variety of events and programs.

##### OBJECTIVE 3

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

##### POLICY 3.2

*Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.*

The Project would help meet the job creation goals established in the City's Economic Development Strategy by generating new employment opportunities and stimulating job creation across all sectors. The Project will provide expanded employment opportunities for City residents at all employment levels, both during and after construction. The Development Agreement, as part of the extensive community benefit programs, includes focused workforce first source hiring — both construction and end-user — as well as a local business enterprise component.

#### TRANSPORTATION ELEMENT

##### OBJECTIVE 2

*USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.*

**POLICY 2.1**

*Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.*

**POLICY 2.5**

*Provide incentives for the use of transit, carpools, vanpools, walking and bicycling and reduce the need for new or expanded automobile and automobile parking facilities.*

The Project is located on underutilized land, and would contribute to the creation of new local transportation services. The Project is located on Innes Avenue, for which new transit service is planned in conjunction with development of the Hunters Point Shipyard, which in addition to providing improved transit on existing SF Muni lines, would also introduce a new bus line with direct service to Downtown. The Project would contribute to the transit service by providing a transit plaza at the intersection of Innes Avenue and Arellano Walker Drive, new intersection signals and pedestrian crosswalks at intersections, left turn pockets, and Innes Avenue streetscape improvements, as well as new bus stops, and contributing to potentially reconfiguring Innes for optimal bus service. Shuttle service would be offered until such transit service is available for those living, working, and visiting the Project. The Project includes a detailed TDM program, including various performance measures, physical improvements and monitoring and enforcement measures designed to create incentives for transit and other alternative to the single occupancy vehicle for both residential and commercial buildings. In addition, the Project's design, including its streetscape elements, is intended to promote and enhance walking and bicycling. The Project features a cycle track that would be a key bicycle linkage to the Bayview's waterfront from the rest of the City.

**OBJECTIVE 23**

*IMPROVE THE CITY'S PEDESTRIAN CIRCULATION SYSTEM TO PROVIDE FOR EFFICIENT, PLEASANT, AND SAFE MOVEMENT.*

**POLICY 23.1**

*Provide sufficient pedestrian movement space with a minimum of pedestrian congestion in accordance with a pedestrian street classification system.*

**POLICY 23.2**

*Widen sidewalks where intensive commercial, recreational, or institutional activity is present, sidewalks are congested, where sidewalks are less than adequately wide to provide appropriate pedestrian amenities, or where residential densities are high.*

**POLICY 23.6**

*Ensure convenient and safe pedestrian crossings by minimizing the distance pedestrians must walk to cross a street.*

The Project establish a new street network on the project site, and would provide pedestrian improvements and streetscape enhancement measures as described in the Design Standards and

Guidelines document and reflected in the MMRP and Transportation Plan in the Development Agreement. The Project would establish "New Hudson" Street that would run parallel to Innes providing both local access along with a robust bike facility. The construction of Griffith, Arelious Walker, and an internal loop road would also add to the sites connectivity between Innes, the Big Green and the shoreline. Each of the new streets would have sidewalks and streetscape improvements as is consistent with the Better Streets Plan.

#### URBAN DESIGN ELEMENT

##### **OBJECTIVE 1**

*EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.*

##### **POLICY 1.1**

*Recognize and protect major views in the city, with particular attention to those of open space and water.*  
As explained in the DSG, the Project uses a mix of scales with this basic massing further articulated through shaping the buildings to create views and variety on the project site, as well as pedestrian-friendly, engaging spaces on the ground. The Project maintains open view corridors to the waterfront.

##### **POLICY 1.2**

*Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.*

##### **POLICY 1.3**

*Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.*

The Project would establish a street grid on the on the project site where one does not exist, and would construct new buildings, which would generally range in height from 20 and 80 feet with two buildings reaching 160 feet. The sites for the two 160-foot buildings have been carefully selected; they are at the higher elevations enabling the overall urban form to step toward the water; and on portions of the site on bedrock, enabling higher concentrations of development and enabling other portions of the site to be kept free and clear of development.

##### **OBJECTIVE 2**

*CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.*

The Project would include reserving a large portion of the site for open space. The new open space; "The Big Green" would be designed in conjunction with the proposed rehabilitation of India Basin Shoreline Open Space, which together the India Basin Shoreline Park and 900 Innes would contribute to a series of linked Bayfront open spaces. The open space network, particularly the Big Green and the India Basin Shoreline Open Space would have robust ecological components and enable visitors to experience different aspects of the natural waterfront. The property at 900 Innes would be rezoned for P(Public) from M-1(Light Industrial) assuring that this shoreline asset can be reserved for public enjoyment along the waterfront.



RECREATION AND OPEN SPACE ELEMENT

**OBJECTIVE 1**

ENSURE A WELL-MAINTAINED, HIGHLY UTILIZED, AND INTEGRATED OPEN SPACE SYSTEM.

**POLICY 1.1**

*Encourage the dynamic and flexible use of existing open spaces and promote a variety of recreation and open space uses, where appropriate.*

**POLICY 1.3**

*Preserve existing open spaces by restricting its conversion to other uses and limiting encroachment from other uses, assuring no loss of quality of open space.*

The Project would result in a net gain in acreage of open space along with the improvement of the existing India Basin Shoreline Park and India Basin Open Space, and the creation of the new Big Green. While new green infrastructure is being planned as an integrated element of the Big Green, and two outflows are proposed to cross below the India Basin Open Space, the net result of the Project would be to greatly improve both the quality and access to this shoreline asset. As a result, there would not be a net degradation of the quality of the India Basin Open Space but instead the open space would be enhanced, thereby meeting this Policy 1.3.

**POLICY 1.7**

*Support public art as an essential component of open space design.*

The DSG envisions the Big Green as an ideal place for public art, and provides guidelines on its placement and curation.

**POLICY 1.12**

*Preserve historic and culturally significant landscapes, sites, structures, buildings and objects.*

The Project would revitalize the 900 Innes property, and would preserve and rehabilitate important historic resources, including the historic Shipwright's Cottage, which would be retained and restored in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property. New construction at 900 Innes would be designed to be compatible, yet differentiated, with the existing historic context.

**OBJECTIVE 3**

IMPROVE ACCESS AND CONNECTIVITY TO OPEN SPACE.

**POLICY 3.1**

*Creatively develop existing publicly-owned right-of-ways and streets into open space.*

The Project provides approximately 23 acres of new and improved public open space and opens up new connections to the shoreline in the Bayview Hunters Point neighborhood through

improvements to the India Basin Shoreline Park and India Basin Open Space, and the introduction of new open space at 900 Innes Avenue and with the Big Green, to provide connections to the Blue Greenway/Bay Trail, Class 1 bikeway and pedestrian and bicycle access to the shoreline. The Project would encourage non-automobile transportation to and from open spaces, and would ensure physical accessibility these open spaces to the extent feasible.

**ENVIRONMENTAL PROTECTION ELEMENT**

**OBJECTIVE 3**

**MAINTAIN AND IMPROVE THE QUALITY OF THE BAY, OCEAN, AND SHORELINE AREAS.**

**POLICY 3.2**

*Promote the use and development of shoreline areas consist with the General Plan and the best interest of San Francisco.*

**POLICY 3.4**

*Encourage and assist privately operated programs to conserve the resources of the Bay, Ocean, and Shoreline.*

**OBJECTIVE 7**

**ASSURE THAT THE LAND RESOURCES IN SAN FRANCISCO AND USED IN WAYS THAT BOTH RESPECT AND PRESERVE THE NATURAL VALUES OF THE LAND AND SERVE THE BEST INTERESTS OF ALL THE CITY'S CITIZENS.**

**POLICY 7.1**

*Preserve and add to public open space in accordance with the objectives and policies of the Recreation and Open Space Element.*

The Project would add more than seven acres of new shoreline open space through improvements to 900 Innes and the proposed Big Green, and would furthermore improve and rehabilitate existing public open space at India Basin Shoreline Park and India Basin Open Space, thus creating new connections to the shoreline in the Bayview Hunters Point neighborhood.

The Project's design is specifically suited for the shoreline location with a strong emphasis of adding to, rehabilitating, and improving shoreline habitat. The India Basin Open Space's design anticipates and strategizes for sea level rise and needed habit adaptation while enhancing the public's opportunity to experience and enjoy the different aspects of this special open space resource. The Project also includes future funding for additional future sea level rise improvements on the BUILD property as described in the Development Agreement and Financing Plan.

The design for 900 Innes proposes to celebrate the site's maritime past with rehabilitating the shipwright's cottage and integrating other ship building aspects into the park's design.

**OBJECTIVE 13**

**ENHANCE THE ENERGY EFFICIENCY OF HOUSING IN SAN FRANCISCO.**

**Policy 13.1**

*Improve the energy efficiency of existing homes and apartment buildings.*

The DSG includes goals and guidelines that direct development to reduce energy use consistent with or above local and State requirements.

**BAYVIEW HUNTERS POINT AREA PLAN**

**Transportation**

**OBJECTIVE 4**

**DEVELOP AND MAINTAIN A SYSTEM FOR THE EASY MOVEMENT OF PEOPLE AND GOODS, TAKING INTO ACCOUNT ANTICIPATED NEEDS OF BOTH LOCAL AND THROUGH TRAFFIC.**

**Policy 4.2**

*Develop the necessary improvements in public transit to move people efficiently and comfortably between different neighborhoods of Bayview Hunters Point, to and from Candlestick Park Point, and to and from Downtown and other parts of the region.*

**POLICY 4.5**

*Create a comprehensive system for pedestrian and bicycle circulation.*

The India Basin Mixed-Use Project includes a robust integrated transportation plan that among other aspects, would contribute to changing the nature of the immediate area to one that accommodates and encourages use of traveling by bike and by foot. The Project would include providing key missing regional linkages to the Bay Trail and the Blue Greenway, and would provide a robust bike facility on New Hudson, enabling bikes routes to be taken off of Innes.

**Land Use**

**OBJECTIVE 6**

**ENCOURAGE THE CONSTRUCTION OF NEW AFFORDABLE AND MARKET RATE HOUSING AT LOCATIONS AND DENSITY LEVELS THAT ENHANCE THE OVERALL RESIDENTIAL QUALITY OF BAYVIEW HUNTERS POINT.**

The Subject Project would provide up to 1,575 units, including on-site affordable housing on an underutilized site. The Project is planned to maximize housing, while at the same time assuring that the site contributes to providing access to Bayfront open space. Thus, the Project would include enough residential density to create a viable community that supports neighborhood serving retail, community facilities, and transit infrastructure and service.

**Urban Design**

**POLICY 10.1**

*Better define Bayview's designated open space areas by enabling appropriate, quality development in surrounding areas.*



**OBJECTIVE 11**  
**IMPROVE DEFINITION OF THE OVERALL URBAN PATTERN OF BAYVIEW HUNTERS POINT.**

**POLICY 11.2**

*Increase awareness and use of the pedestrian/bicycle trail system that links subareas in Bayview Hunters Point with the rest of the City*

The India Basin Mixed-Use Project includes a site plan from the India Basin Shoreline Park to boundary of the Shipyard that is uniquely designed for this one-of-a-kind location. A significant portion of the site that is privately owned would be dedicated as open space for the public. The open space and new street network would feature robust bicycle and pedestrian facilities providing a key pedestrian and bike linkages to Hunters Point Shipyard. Overall, the Project would create a dense, compact land use plan located in close walking proximity to a multi-modal transit node, residents, employees and visitors are encouraged to choose walking, bicycling and transit over the automobile.

**Recreation and Open Space**

**OBJECTIVE 12**  
**PROVIDE AND MAINTAIN ADEQUATELY LOCATED, WELL DESIGNED, FULLY EQUIPPED RECREATION FACILITIES AND ENCOURAGE THEIR USE.**

**POLICY 12.3**

*Renovate and expand Bayview's parks and recreation facilities, as needed.*

**OBJECTIVE 13**  
**PROVIDE CONTINUOUS PUBLIC OPEN SPACE ALONG THE SHORELINE OF BAYVIEW HUNTERS POINT UNLESS PUBLIC ACCESS CLEARLY CONFLICTS WITH MARITIME USES OR OTHER NON-OPEN SPACE USES REQUIRING A WATERFRONT LOCATION.**

**POLICY 13.1**

*Assure that new development adjacent to the shoreline capitalizes on the unique waterfront location by improving visual and physical access to the water in conformance with urban design policies.*

**POLICY 13.2**

*Maintain and improve the quality of existing shoreline open space.*

**POLICY 13.3**

*Complete the San Francisco Bay Trail around the perimeter of the City which links open space areas along the shoreline and provides for maximum waterfront access.*

**Energy**

**POLICY 13.4**

*Provide new public open spaces along the shoreline -- at Islais Creek, Heron's Head, India Basin, Hunters Point Shipyard, and Candlestick Point/South Basin.*

The India Basin Mixed Use Project is focused on the delivery of high-quality open space that would participate in creating a continuous series of Bayfront parks and open spaces in the Bayview. A significant portion of the privately-owned property would be left open for open space, and the Development Agreement would assure that the India Basin Open Space would be rehabilitated and maintained. The Project also envisions the redesign of India Basin Shoreline Park and the addition of a new park land at 900 Innes as part of the RPD component of the Project. Overall, the Project will create an approximately 23-acre network of new and/or improved parkland and open space, pathways, trails, ecological, recreational, neighborhood and cultural areas, including: a new shoreline network which would extend the Blue Greenway/Bay Trail and would provide pedestrian and bicycle connections to and along the shoreline, passive open space, recreation areas, piers, fishing areas, plazas, event areas, tidal marshes, facilities for concessions, drinking fountains, restrooms, passive recreational areas for picnicking, shade structures, bicycle parking, wayfinding signage, and historical and educational displays.

#### Energy

##### **POLICY 13.4**

*Provide new public open spaces along the shoreline -- at Islais Creek, Heron's Head, India Basin, Hunters Point Shipyard, and Candlestick Point/South Basin.*

A key aspect of the India Basin Mixed-Use Project is its contribution to Bayfront recreation and open space. Between the newly provided open space and the rehabilitation of India Basin Shoreline Park and the India Basin Open Space, the Project would feature a variety of recreational opportunities for its Bayview and Citywide residents, workers and visitors including, but not limited to children's play areas, dog runs, public market, ecological trails, and a variety of other small plazas and publicly accessible terraces. Moreover, the India Basin open spaces are designed to link in with a larger network of Bayfront recreational parks and other opportunities.

#### Energy

##### **OBJECTIVE 17**

**SUPPORT COMMUNITY ECONOMIC DEVELOPMENT AND REVITALIZATION THROUGH ENERGY MANAGEMENT AND ALTERNATIVE ENERGY TECHNOLOGIES.**

##### **POLICY 17.1**

*Promote the Bayview as an area for implementing energy conservation and alternative energy supply initiatives.*

##### **POLICY 17.2**

*Strengthen linkages between district energy planning efforts and overall community development goals and objectives.*

##### **OBJECTIVE 18**

**REDUCE THE OUTFLOW OF DOLLARS FROM THE COMMUNITY DUE TO EXPENDITURES ON ENERGY THROUGH THE IMPROVED ENERGY MANAGEMENT OF TRANSPORTATION, HOUSING, COMMERCE AND INDUSTRY, AND COMMUNITY FACILITIES.**

The India Basin Mixed-Use Project includes robust green infrastructure including onsite gray water and decentralized wastewater treatment and re-use system, net-zero public realm, comprehensive site-wide storm-water treatment, implementation of an on-site energy microgrid.

AND BE IT FURTHER RESOLVED, that the Planning Commission finds these General Plan Amendments are in general conformity with the Planning Code Section 101.1, and the Project and its approvals associated therein, all as more particularly described in Exhibit B to the Development Agreement on file with the Planning Department in Case No. 2014-004521DVA, are each on balance, consistent with the following Objectives and Policies of the General Plan, as it is proposed to be amended as described herein, and as follows:

- 1) *That existing neighbor-serving retail uses would be preserved and enhanced, and future opportunities for resident employment in and ownership of such businesses enhanced;*

No neighborhood-serving retail uses are present on the Project site. Once constructed, the Project would contain new retail, arts and other commercial uses that would provide opportunities for employment and ownership of retail businesses in the community. These new uses would serve nearby residents and the surrounding community. The Development Agreement includes commitments related to local hiring. The construction of the Project will provide opportunities to generate thousands of annual construction jobs and hundreds of permanent jobs at project completion, encouraging participation by small and local business enterprises through a comprehensive employment and contracting policy.

- 2) *That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;*

The Project would provide at full build-out up to 1,575 new residential units, including affordable housing, although one existing residential unit would be demolished in order to facilitate the construction of the Project. The Project is designed to revitalize an underutilized Bayfront vacant site and provide a varied land use program that would enhance the surrounding Hunters Point / India Basin neighborhood. The Project provides a new neighborhood complete with residential, office, retail, and potential artisan uses, along with new transit and street infrastructure, and public open space. The Project design provides a desirable, pedestrian-friendly experience with interactive and engaged ground floors. Thus, the Project would preserve and contribute to housing within the surrounding neighborhood and the larger City, and would otherwise preserve and be consistent with the neighborhood's unique context.

- 3) *That the City's supply of affordable housing be preserved and enhanced;*

The Project would enhance the City's supply of affordable housing through its affordable housing commitments in the Development Agreement As detailed in the Development Agreement, the



Project exceeds the inclusionary affordable housing requirements of the Planning Code, by reaching a 25% affordability level.

- 4) *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The Project would not impede transit service or overburden streets and neighborhood parking. The Project includes a robust transportation program with an on-site Transportation Demand Management (TDM) program, facilities to support a new bus line immediately adjacent to the Site, funding or provision of an interim shuttle service, and funding for new neighborhood-supporting transportation infrastructure, as detailed in the Transportation Plan.

The Project includes a robust bike facility on the proposed "New Hudson", which would enable bike routing to be removed from Innes, which would, in turn, enable Innes to be specifically designed to maximize transit efficiency.

Lastly, the Project contains new public parking spaces for visitors to the new and enhanced parks. This would ensure that sufficient parking capacity is available so that the Project would not overburden neighborhood parking, while still implementing a rigorous TDM Plan to be consistent with the City's "transit first" policy for promoting transit over personal vehicle trips.

- 5) *That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;*

While the Project is largely residential, it does include other diverse land uses that include commercial, retail, arts, and potential light industrial uses. The Project also includes a large workforce development program. All of these new uses would provide future opportunities for service-sector employment.

- 6) *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The Project would comply with all current structural and seismic requirements under the San Francisco Building Code and the Port of San Francisco.

- 7) *That landmarks and historic buildings be preserved;*

The Project would include the rehabilitation of the Shipwright's Cottage, in compliance with the Secretary of the Interior's Standards for Rehabilitation, and the rehabilitation and relocation of 702 Earl Street. Development of the 900 Innes site would include an interpretive exhibit explaining the history of the India Basin Scow Schooner Boatyard; the interpretive exhibit would be developed and installed in India Basin Shoreline Park and the 900 Innes Property

- 8) *That our parks and open space and their access to sunlight and vistas be protected from development.*

The Project would add roughly ten acres (900 Innes, Big Green, Public Market, Town Triangle, other privately owned public open spaces) of new open space and substantially improve another 13 acres thereby enhancing access to the shoreline within the Bayview Hunters Point

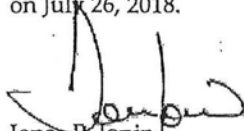
neighborhood, and would provide about 23 acres of new and improved public open space. The site plan includes provisions for site and pedestrian access through the site to the new and improved open spaces and to the shoreline.

While development of the 700 Innes property would result in net new shadow on the India Basin Open Space, India Basin Shoreline and the the proposed 900 Innes open space, the shadow was determined to not have an adverse effect on the use of such open spaces due to the limited duration, time and location of such shadow, as described in Motion 20249.

A draft ordinance, attached hereto as Exhibit A, would remove Policy 1.6 and Figure 6 of the Bayview Hunters Point Area Plan, amend Map 4 of the Urban Design Element, amend Map 3 of the Commerce and Industry Element, and amend Policy 2.4 of the Recreation and Open Space Element.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Recommend to the Board of Supervisors to approve the Draft Ordinance.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on July 26, 2018.



Jonas P. Ionin  
Commission Secretary

AYES: Melgar, Fong, Johnson, Koppel, Richards

NOES: None

ABSENT: Hillis, Moore

ADOPTED: July 26, 2018

1 [General Plan – India Basin Mixed-Use Project]

2  
3 Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan,  
4 and the Urban Design, Commerce and Industry, and Recreation and Open Space  
5 Elements, to reflect the India Basin Mixed-Use Project; adopting findings under the  
6 California Environmental Quality Act; and making findings under Planning Code  
7 Section 340 and findings of consistency with the General Plan and the eight priority  
8 policies of Planning Code Section 101.1.

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

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

17 Section 1. Environmental and Planning Code Findings.

18 (a) California Environmental Quality Act.

19 (1) At its hearing on \_\_\_\_\_, and prior to recommending the proposed  
20 General Plan Amendments for approval, by Motion No. \_\_\_\_\_, the Planning Commission  
21 certified a Final Environmental Impact Report (FEIR) for the India Basin Mixed-Use District  
22 Project (Project) pursuant to the California Environmental Quality Act (CEQA) (California  
23 Public Resources Code Section 21000 et seq.), the CEQA Guidelines (14 Cal. Code Reg.  
24 Section 15000 et seq.), and Chapter 31 of the Administrative Code. A copy of said Motion is  
25 on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated  
herein by reference. In accordance with the actions contemplated herein, this Board has



1 reviewed the FEIR, concurs with its conclusions, affirms the Planning Commission's  
2 certification of the FEIR, and finds that the actions contemplated herein are within the scope  
3 of the Project described and analyzed in the FEIR.

4 (2) In approving the Project at its hearing on \_\_\_\_\_, by Resolution No.  
5 \_\_\_\_\_, the Planning Commission also adopted findings under CEQA, including a  
6 statement of overriding consideration, and a Mitigation Monitoring and Reporting Program  
7 (MMRP). A copy of said Motion and MMRP are on file with the Clerk of the Board of  
8 Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference. The Board  
9 hereby adopts and incorporates by reference as though fully set forth herein the Planning  
10 Commission's CEQA approval findings, including the statement of overriding considerations.  
11 The Board also adopts and incorporates by reference as though fully set forth herein the  
12 Project's MMRP, dated \_\_\_\_\_ and on file with the Clerk of the Board in File No. \_\_\_\_\_.

13 (b) Planning Code Findings.

14 (1) Under San Francisco Charter Section 4.105 and Planning Code Section  
15 340, any amendments to the General Plan shall first be considered by the Planning  
16 Commission and thereafter recommended for approval or rejection by the Board of  
17 Supervisors. On \_\_\_\_\_, by Resolution No. \_\_\_\_\_, the Commission conducted a duly  
18 noticed public hearing on the General Plan Amendments pursuant to Planning Code Section  
19 340, and found that the public necessity, convenience and general welfare required the  
20 proposed General Plan Amendments, adopted General Plan Amendments, and  
21 recommended them for approval to the Board of Supervisors. A copy of the Planning  
22 Commission Resolution No. \_\_\_\_\_, is on file with the Clerk of the Board of Supervisors in  
23 File No. \_\_\_\_\_, and incorporated by reference herein.

24 (2) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,

1 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The  
2 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
3 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.  
4

5 Section 2. The General Plan is hereby amended by revising the Bayview Hunters  
6 Point Area Plan, as follows:

7 Figure 3, "Land Use Map," revise by changing the land use designation from "Light  
8 Industrial" to "Mixed Use" for the India Basin site.

9 Delete Policy 1.6:

10 *POLICY 1.6*

11 *Encourage development of a healthy mix of residential, retail, open space, and small trade*  
12 *shops along Innes Avenue to buffer the India Basin industrial area from the Hunters Point residential*  
13 *community.*

14 *The stretch of Innes Avenue leading up to the northern point of entry of the Hunters Point*  
15 *Shipyards serves as a buffer between the heavy industrial uses in India Basin and the residential uses on*  
16 *Hunters Point Hill. This area is undergoing modest private revitalization with a potential interesting*  
17 *mix of uses taking place. The base of the area, at the corner of Hawes and Innes Avenues, is the site for*  
18 *Our Lady of the Lourdes, the oldest Catholic church in the district. Several single family homes are*  
19 *also located in the vicinity. Innes Avenue leading up to the shipyard was changed from CM to NC-2 on*  
20 *the northern side of the street as a result of rezoning actions taken after the 1995 update of this Plan.*  
21 *Additionally, an RH-1 district on the southern side of Innes Avenue was rezoned to RH-1(S), which*  
22 *accommodates the development of one accessory dwelling unit per lot. Directly north of Innes Avenue,*  
23 *an industrial park is proposed. If developed, it would be bordered by open space lands acquired by the*  
24 *Recreation and Park Department that will provide direct public access to the India Basin shoreline.*  
25

1 ~~This healthy co-mingling of diverse residential, light industrial, small retail, and heavy commercial~~  
2 ~~uses with natural-oriented open space areas should continue to be encouraged.~~

3 Delete Figure 6, "Innes Avenue Buffer Zone."  
4

5 Section 3. The General Plan is hereby amended by revising the Urban Design  
6 Element, as follows:

7 Map 4 – Urban Design Guidelines for Height of Buildings, add new shading on India  
8 Basin site and add new height range to legend that indicates 30-160 feet.  
9

10 Section 4. The General Plan is hereby amended by revising the Commerce and  
11 Industry Element, as follows:

12 Map 1 – Generalized Commercial and Industrial Land Use Plan, remove Light Industry  
13 designation from India Basin site.  
14

15 Section 5. The General Plan is hereby amended by revising the Recreation and Open  
16 Space Element, as follows:

17 POLICY 2.4

18 Support the development of signature public open spaces along the shoreline.

19 \* \* \* \*

20 Southeastern Waterfront

21 The recent development of Mission Bay, the passage of the Eastern Neighborhoods  
22 plans (Mission, East SoMa, and Showplace Square/Potrero Hill, and Central Waterfront Area  
23 Plans), ~~the India Basin Shoreline Plan~~ and the proposed Candlestick Point and Hunters Point  
24 Shipyard developments will bring growth, which will require increased access and open  
25 spaces throughout the Southeast. Most of these plans are accompanied by specific open



1 space strategies for parkland along the waterfront, where active water-oriented uses such as  
2 shoreline fishing, swimming, and boating should be promoted.

3 \* \* \* \*

4  
5 Section 6. Effective Date. This ordinance shall become effective 30 days after  
6 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
7 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
8 of Supervisors overrides the Mayor's veto of the ordinance.

9  
10 Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
11 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
12 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
13 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
14 additions, and Board amendment deletions in accordance with the "Note" that appears under  
15 the official title of the ordinance.

16  
17 APPROVED AS TO FORM:  
18 DENNIS J. HERRERA, City Attorney

19 By:

20   
ANDREA RUIZ-ESQUIDE  
Deputy City Attorney

21 n:\land\as2018\1600540\01282787.docx  
22  
23  
24  
25

**RECREATION AND PARK COMMISSION**  
**City and County of San Francisco**  
**Resolution No. 1807-004**

**RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION THAT THE NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 700 INNES WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE USE OF INDIA BASIN SHORELINE PARK, THE 900 INNES FUTURE PARK SITE, AND INDIA BASIN OPEN SPACE, AS REQUIRED BY PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE).**

**WHEREAS**, Under Planning Code Section 295, the Planning Commission may not approve a building permit application for a structure with a height of 40 feet or higher if the resulting shadow will have an adverse impact on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant; and

**WHEREAS**, the Recreation and Park Commission ("Commission") has jurisdiction over real property located in San Francisco known as India Basin Shoreline Park, 900 Innes, and India Basin Open Space; and

**WHEREAS**, BUILD Inc., ("Project Sponsor") proposes to construct a mixed-use urban village consisting of residential, retail, commercial, office, institutional, flex space, and recreational and art uses. The EIR for the project contains two options: 1) a residentially-oriented project with approximately 1,575 dwelling units, 209,106 square feet of commercial space, and 1,800 parking spaces; or (2) a commercially-oriented variant with approximately 500 dwelling units, 1,000,000 square feet of commercial space, 50,000 square feet of institutional space, and 1,932 parking spaces. Both BUILD options would include recreation and open space facilities; and

**WHEREAS**, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for India Basin Shoreline Park is 1,030,667,780 square feet hours ("sfh"). The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.44% of the TAAS for the park. The additional shadow cast by the Project would constitute 0.05% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 0.49%; and

**WHEREAS**, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for 900 Innes is 329,764,418 square feet hours ("sfh"). The approximated amount of shadow currently cast on 900 Innes by existing buildings is 8.98% of the TAAS for the park. The additional shadow cast by the Project would constitute 4.53% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 13.51%; and

**WHEREAS**, BMT Fluid Mechanics Limited analyzed the new shadow cast by the proposed Project on 700 Innes and determined that the Theoretical Annual Available Sunlight ("TAAS") for India Basin Open Space is 1,187,539,675 square feet hours ("sfh"). The approximated amount of shadow currently cast on India Basin Shoreline Park by existing buildings is 0.07% of the TAAS for the park. The additional shadow

cast by the Project would constitute 5.23% of TAAS, bringing the approximated total annual shading of India Basin Shoreline Park as a percentage of TAAS to 5.30%; and

**WHEREAS**, the 700 Innes project is subject to environmental review and approval under the California Environmental Quality Act (CEQA), and the Planning Commission will determine the EIR certification on July 26, 2018; and

**WHEREAS**, the Project will provide the following public benefits to the City: Approximately 400 units of below market rate and inclusive housing, the 5.7 acres Big Green Open Space and improvements to the existing India Basin Open Space natural areas – totaling 12 acres of new and improved park, annual payment of \$1.5 million for a Community Facilities District (“CFD”) to provide enhanced maintenance and public operations, overall community-wide transit, bicycle, and pedestrian network improvements, new green infrastructure onsite, and formation of Facilities (“CFD”) to address long-term Sea Level Rise; and

**WHEREAS**, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Shoreline Park for the following reasons: (1) all of the new shadow cast by the Project would occur during winter in the morning with all shadows gone no later than 9:00am, affecting a maximum area of 2,522 square feet shadowed at a single time, or 8.94% of the park area (8:23am on December 28); (2) all new shadows occur in the morning, and thus the Project would not cast shadows during mid-day and early afternoon hours when usage of the Park is generally higher;

**WHEREAS**, the Commission finds that the additional shadow cast by the Project will not have significant adverse impact on the use of the potential park site at 900 Innes for the following reasons: (1) the new shadow cast by the Project would occur throughout the year in areas currently not accessible to the public; (2) the proposed park design has incorporated the expected impacts of this neighboring project into its design; and (3) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and would not significantly impact the usage of the future park site;

**WHEREAS**, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of India Basin Open Space for the following reasons: (1) the proposed park, which will be designed and improved by the Project Sponsor, has incorporated the expected impacts of this project into the park design; and (2) the duration of proposed project-generated new shadow would vary throughout the year, with most of the shading occurring on transitory pathways and does not significantly impact the usage of the Park; now therefore be it

**RESOLVED**, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of India Basin Shoreline Park, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

**FURTHER RESOLVED**, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 700 Innes will not have a significant adverse impact on the use of the potential park site at 900 Innes, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and be it

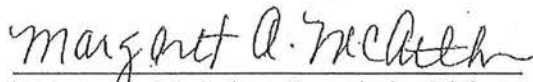


**FURTHER RESOLVED**, the Commission recommends that the Planning Commission find that the shadow cast by the proposed Project at 700 Innes will not have a significant adverse impact on the use of India Basin Open Space, pursuant to Planning Code Section 295 (the Sunlight Ordinance).

Adopted by the following vote:

Ayes	7
Noes	0
Absent	0

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on July 19, 2018.

  
Margaret A. McArthur, Commission Liaison



## SAN FRANCISCO PLANNING DEPARTMENT

### Planning Commission Resolution No. 20261

HEARING DATE: AUGUST 23, 2018

*Case Nos.:* 2014-002541ENV PCA MAP DVA CWP  
India Basin Mixed-Use Project and 900 Innes Avenue

*Zoning:* Existing: NC-2 / M-1 / M-2 / P  
40-X Height and Bulk  
Proposed: NC-2 / Mixed Use General (MUG)  
India Basin Special Use District  
20/160 – IB Height and Bulk

*Blocks/Lots:* 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009,  
010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/025,  
024; 4596/ 026; 4597/ 026; 4606/ 026, 100; 4621/016, 018, 021, 100, 101;  
4630/005, 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011,  
012, 013; 4630/002; 4645/014, 015

*Project Sponsor:* India Basin Investment, LLC  
c/o BUILD  
315 Linden Street  
San Francisco, CA 94102

*Staff Contact:* Joshua Switzky – (415) 575-6815  
[Joshua.Switzky@sfgov.org](mailto:Joshua.Switzky@sfgov.org)

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

RESOLUTION RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE A DEVELOPMENT AGREEMENT BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND INDIA BASIN INVESTMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, FOR A CERTAIN REAL PROPERTY GENERALLY BOUNDED BY INNES AVENUE ON THE SOUTHWEST, THE GRIFFITH STREET RIGHT-OF-WAY ON THE NORTHWEST, THE SAN FRANCISCO BAY ON THE NORTHEAST AND THE EARL STREET RIGHT-OF-WAY ON THE SOUTHEAST (LARGELY EXCLUDING PARCELS WITH STRUCTURES), ALTOGETHER CONSISTING OF APPROXIMATELY 24 ACRES, FOR A 30-YEAR TERM AND ADOPTING VARIOUS FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN AND PLANNING CODE SECTION 101.1.

WHEREAS, Chapter 56 of the San Francisco Administrative Code sets forth the procedure by which a request for a development agreement will be processed and approved in the City and County of San Francisco.

WHEREAS, the Development Agreement would enable the India Basin Mixed-Use Project ("Project"). The Project proposal includes developing approximately, 1,575 units, 209,000 of commercial

use, 1,800 off street parking space, 1,575 bicycle parking spaces, and 15.5 acres of publicly accessible open space. The Project also includes construction of transportation and circulation improvements, new and upgraded utilities and infrastructure, geotechnical and shoreline improvements and other green infrastructure.

WHEREAS, the Board will be taking a number of actions in furtherance of the Project, including the adoption of the India Basin Special Use District ("SUD") which refers to an associated Design Standards and Guidelines document ("DSG"), and Zoning Map amendments, which together outline land use controls and design guidance for both horizontal and vertical development and improvements to the site.

WHEREAS, in furtherance of the Project and the City's role in subsequent approval actions relating to the Project, the City and India Basin Investment LLC (Developer) negotiated a development agreement for development of the Project site, a copy of which is attached as Exhibit A (the "Development Agreement").

WHEREAS, the City has determined that as a result of the development of the Project site in accordance with the Development Agreement, clear benefits to the public will accrue that could not be obtained through application of existing City ordinances, regulations, and policies, as more particularly described in the Development Agreement. The Development Agreement will eliminate uncertainty in the City's land use planning for the Project site and secure orderly development of the Project site consistent with the DSG.

WHEREAS, the Development Agreement shall be executed by the Director of Planning, and City Attorney subject to prior approval by multiple City Commissions and the Board of Supervisors.

WHEREAS, on July 26, 2018, the Planning Commission reviewed and considered the Final EIR for the India Basin Project ("FEIR") and found the FEIR to be adequate, accurate and objective, thus reflecting the independent analysis and judgment of the Department and the Commission, and that the summary of comments and responses contained no significant revisions to the Draft EIR, and certified the FEIR for the Project in compliance with the California Environmental Quality Act ("CEQA"), the CEQA Guidelines and Chapter 31 by Motion No. 20247.

WHEREAS, on July 26, 2018, the Commission by Motion No. 20248 approved CEQA Findings, including adoption of a Mitigation Monitoring and Reporting Program (MMRP), under Case No. 2014-002541ENV, for approval of the Project, which findings and MMRP are incorporated by reference as though fully set forth herein.

WHEREAS, on July 26, 2018, by Motion No. 20251 the Commission adopted findings in connection with its consideration of, among other things, the adoption of amendments to the Planning Code, under CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code and made certain findings in connection therewith, which findings are hereby incorporated herein by this reference as if fully set forth.

WHEREAS, on July 26, 2018, by Motion 20250, the Commission adopted findings regarding the Project's consistency with the General Plan and Planning Code Section 101.1, including all other approval actions associated with the project therein, which findings are hereby incorporated herein by this reference as if fully set forth.



WHEREAS, on August 23, 2108, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on the proposed Development Agreement.

WHEREAS, the Planning Commission finds that holding this hearing to recommend approval of the Development Agreement to the Board of Supervisors after the hearing where it recommended approval of the Planning Code and Map Amendments furthers the public interest, by giving the public full notice and ample opportunity to consider the Development Agreement.

WHEREAS, as a part of the requirements of the Development Agreement, the Project Sponsor has committed to implementing a Transportation Plan / Transportation Demand Management Plan, that among other commitments, includes a goal of reducing estimated aggregate daily one-way vehicle trips associated with the 700 Innes and India Basin Open Space properties by at 20 percent compared to the aggregate daily one-way vehicle trips identified in the project-related Transportation Impact Study. The Mitigation Monitoring Reporting Program requires that such trips be reduced by at least 15 percent, therefore the new 20 percent target is consistent with this requirement.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission hereby recommends that the Board of Supervisors approve the Development Agreement, in substantially the form attached hereto as Exhibit A.

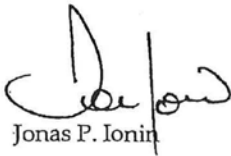
AND BE IT FURTHER RESOLVED, that the Commission finds that the application, public notice, Planning Commission hearing, and Planning Director reporting requirements regarding the Development Agreement negotiations contained in Administrative Code Chapter 56 required of the Planning Commission and the Planning Director have been substantially satisfied in light of the regular meetings held for the last two and a half years, the multiple public informational hearings provided by the Planning Department staff at the Planning Commission, the information contained in the Director's Report regarding the India Basin Development Agreement negotiations, and the mailed and published notice issued for the Development Agreement.

AND BE IT FURTHER RESOLVED, that the Commission authorizes the Planning Director to take such actions and make such changes as deemed necessary and appropriate to implement this Commission's recommendation of approval and to incorporate recommendations or changes from the Port Commission, San Francisco Municipal Transportation Agency (SFMTA) Board of Directors, the San Francisco Public Utilities Commission (SFPUC), the Recreation and Park Commission (RPD) and/or the Board, provided that such changes taken as a whole do not materially increase any obligations of the City or materially decrease any benefits to the City contained in the Development Agreement attached as Exhibit A.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on Thursday, August 23, 2018.

Resolution No. 20261  
August 23, 2018

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



Jonas P. Ionin  
Commission Secretary

AYES: Hillis, Melgar, Fong, Koppel, Moore, Richards

NAYS: None

ABSENT: Johnson

ADOPTED: August 23, 2018

1 [Development Agreement - India Basin Investment LLC - India Basin Project - Innes Avenue  
2 at Griffith Street]

3 Ordinance approving a Development Agreement between the City and County of San  
4 Francisco and India Basin Investment LLC, a California limited liability company, for  
5 the India Basin Project at the approximately 28-acre site located at Innes Avenue  
6 between Griffith Street and Earl Street, with various public benefits, including 25%  
7 affordable housing and 11 acres of parks and open space; making findings under the  
8 California Environmental Quality Act and findings of conformity with the General Plan,  
9 and with the eight priority policies of Planning Code, Section 101.1(b); approving a  
10 Public Trust Exchange Agreement, making public trust findings, and authorizing the  
11 transfer and acceptance of real property and the recording of a land use covenant  
12 consistent with the Public Trust Exchange Agreement; approving specific development  
13 impact fees and waiving any conflicting provision in Planning Code, Article 4, or  
14 Administrative Code, Article 10; confirming compliance with or waiving certain  
15 provisions of Administrative Code, Chapters 14B, 23, 56, and 82 and Subdivision Code,  
16 Section 1348, and ratifying certain actions taken in connection therewith.

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

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

23 Section 1. Project Findings.

24 The Board of Supervisors makes the following findings:  
25



1 (a) California Government Code Sections 65864 et seq. authorizes any city, county,  
2 or city and county to enter into an agreement for the development of real property within the  
3 jurisdiction of the city, county, or city and county.

4 (b) Chapter 56 of the San Francisco Administrative Code ("Chapter 56") sets forth  
5 certain procedures for the processing and approval of development agreements in the City  
6 and County of San Francisco (the "City").

7 (c) India Basin Investment LLC, a California limited liability company ("Developer")  
8 owns the approximately 14.7 acre site along Innes Street, between Earl and Griffith Streets,  
9 and holds options to purchase an additional 2.4 acres of adjacent land (the "Developer  
10 Property"). The City owns approximately 6.2 acres of open space along the shoreline,  
11 adjacent to the Developer Property, together with various street areas (the "City Property",  
12 together with the Developer Property, the "Project Site").

13 (d) Developer filed an application with the City's Planning Department for approval  
14 of a development agreement relating to the Project Site (the "Development Agreement")  
15 under Chapter 56. A copy of the Development Agreement is on file with the Clerk of the  
16 Board in File No. \_\_\_\_\_.

17 (e) The Developer proposes a mixed use development on the Project Site that will  
18 include a new publicly accessible network of improved parkland and open space and a mixed-  
19 use urban village, including up to 1,575 dwelling units, approximately 676,052 square feet  
20 (15.5 acres) of publicly accessible open space, and approximately 59,500 square feet of  
21 public and private open space, as well as approximately 209,106 square feet of commercial  
22 space and up to 1,800 off-street parking spaces, all as more particularly described in the  
23 Development Agreement (the "Project").

24 (f) As set forth in the Development Agreement, the City agrees to initiate the  
25 process to vacate portions of Hudson Avenue, Griffith Street, Arelious Walker Drive and Earl

1 Street and, following any vacation and satisfaction of any applicable City conditions, to convey  
2 the underlying land to Developer in connection with the land assembly required for the Project  
3 (the "Street Vacation Actions"). In return, Developer will convey certain land to the City.

4 (g) Concurrently with this Ordinance, the Board is taking a number of actions in  
5 furtherance of the Project, as generally described in the Development Agreement, including  
6 Exhibit E to the Development Agreement (the "Approvals").

7 (h) While the Development Agreement is between the City, acting primarily through  
8 the Planning Department, and Developer, other City agencies retain a role in reviewing and  
9 issuing certain later approvals for the Project. Later approvals include approval of subdivision  
10 maps and plans for horizontal improvements and public facilities, design review and approval  
11 of new buildings, actions relating to the Street Vacations Actions, and acceptance of  
12 Developer's dedications of horizontal improvements and parks and open spaces for City  
13 maintenance and liability under the Subdivision Code. As a result, affected City agencies  
14 have consented to the Development Agreement.

15 (i) The Project is anticipated to generate an annual average of approximately 3,505  
16 construction jobs and, upon completion, approximately 477 on-site jobs and 833 total jobs,  
17 with an approximately \$4.3 million annual increase in general fund revenues to the City. In  
18 addition to the significant housing, jobs, urban revitalization, and economic benefits to the City  
19 from the Project, the City has determined that development of the Project under the  
20 Development Agreement will provide additional benefits to the public that could not be  
21 obtained through application of existing City ordinances, regulations, and policies. Additional  
22 public benefits to the City from the Project include: (1) an increase in affordable housing that  
23 exceeds amounts otherwise required and will equal twenty five percent (25%) of the total  
24 number of housing units for the Project; (2) workforce obligations, including significant  
25 training, employment and economic development opportunities as part of the development

1 and operation of the Project; (3) construction and maintenance of the publicly accessible open  
2 space, totaling approximately eleven (11) acres of parks and the improvement of existing City  
3 Property along the shoreline; (4) child care space to serve not less than 40 children; and  
4 (5) sea level rise improvements as part of the development, and future funding for additional  
5 future sea level rise improvements; all as further described in the Development Agreement.  
6 The Development Agreement will eliminate uncertainty in the City's land use planning for the  
7 Project Site and secure orderly development:

8 (j) In particular, the City intends to create a series of contiguous, integrated  
9 waterfront parks, including both the India Basin Open Space and the Big Green, as well as the  
10 neighboring 900 Innes and India Basin Shoreline Park (collectively, the "India Basin Park  
11 System"), for the benefit of the southeast community and the residents of San Francisco and  
12 California at large. The City further intends to connect the India Basin Park System to the  
13 Northside Park, when completed as part of the Candlestick/Hunters Point Shipyard  
14 development project.

15 (k) Funding for maintenance of the India Basin Park System will include special  
16 taxes under a community facilities district (CFD) to be formed by Developer and the City, as  
17 more particularly described in the Financing Plan attached to the Development Agreement.  
18 The CFD funds also will be available to pay for future sea level rise improvements.

19 (l) To assemble the land for the Project development, including the City's no-cost  
20 acquisition of land from Developer for the Big Green, the City, the State Lands Commission  
21 and Developer will enter into a public trust exchange agreement, substantially in the form  
22 attached to the Development Agreement (the "Public Trust Exchange Agreement"). The City  
23 will record a land use covenant against specified lands subject to the public trust that will be  
24 placed under the Port's jurisdiction for purposes of the trust, but that will be maintained and  
25 operated by the Recreation and Park Department.



1           Section 2. CEQA Findings.

2           On \_\_\_\_\_, by Motion No. \_\_\_\_\_, the Planning Commission certified as  
3           adequate, accurate and complete the Final Environmental Impact Report ("FEIR") for the  
4           Project pursuant to the California Environmental Quality Act (California Public Resources  
5           Code Section 21000 et seq.) ("CEQA"). A copy of Planning Commission Motion No.  
6           \_\_\_\_\_ is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_.  
7           Also on \_\_\_\_\_, by Motion No. \_\_\_\_\_, the Planning Commission adopted findings,  
8           including a rejection of alternatives and a statement of overriding considerations (the "CEQA  
9           Findings") and a Mitigation Monitoring and Reporting Program ("MMRP"). These Motions are  
10          on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_. In accordance with  
11          the actions contemplated herein, this Board has reviewed the FEIR and related documents,  
12          and adopts as its own and incorporates by reference as though fully set forth herein the  
13          CEQA Findings, including the statement of overriding considerations, and the MMRP.

14          Section 3. General Plan and Planning Code Section 101.1(b) Findings.

15          (a)    The Board of Supervisors shall consider companion legislation that adopts  
16          public necessity findings of Planning Code Section 302 and General Plan amendments. A  
17          copy of the companion legislation is on file with the Clerk of the Board of Supervisors in File  
18          No. \_\_\_\_\_ and is incorporated herein by reference.

19          (b)    For purposes of this Ordinance, the Board of Supervisors finds that the  
20          Development Agreement will serve the public necessity, convenience and general welfare for  
21          the reasons set forth in the companion legislation identified in subsection (a).

22          (c)    For purposes of this Ordinance, the Board of Supervisors finds that the  
23          Development Agreement is in conformity with the General Plan, as proposed to be amended,  
24          and the eight priority policies of Planning Code Section 101.1 for the reasons set forth in the  
25          companion legislation identified in subsection (a).



1           Section 4. Public Trust Findings.

2           The Board of Supervisors finds that the Project is consistent with and furthers the  
3 purposes of the common law public trust and statutory trust under the Burton Act (Stats. 1968,  
4 ch. 1333), as follows:

5           (a)   Approximately 2.63 acres of the City Property, consisting of portions of Fairfax  
6 Avenue, Evans Avenue and Arelious Walker Drive (formerly Fitch Street), lie waterward of the  
7 historic ordinary high tide line and, as such, are subject to the public trust and held within the  
8 administration and control of the Port Commission in accordance with the Burton Act and the  
9 City Charter (but this land is managed by the Recreation and Park Department as part of the  
10 India Basin Open Space). An additional approximately 9 acres of City Property, of disputed  
11 trust status, consists of streets under the jurisdiction of the Department of Public Works and  
12 parcels within the existing India Basin Open Space under the jurisdiction of the Recreation  
13 and Park Department and the Department of Public Works.

14          (b)   The Developer Property includes filled lands that are not subject to the public  
15 trust and lands that are of disputed status.

16          (c)   As the public trust is presently configured, most of the lands on or adjacent to  
17 the shoreline are either free of the trust or have uncertain trust status. At the same time, the  
18 filled lands proposed for private development are further inland and cut off from the water, and  
19 therefor are not useful to the public trust, yet they are encumbered with disputed trust claims.  
20 The Developer Property has remained undeveloped and inaccessible for decades, despite its  
21 waterfront location and adjacency to the existing waterfront parks.

22          (d)   The proposed public trust exchange would eliminate all trust title uncertainties  
23 within the Project Site and will facilitate the improvement and expansion of the India Basin  
24 Open Space. The exchange would not remove any existing trust property from the Burton Act  
25 trust, but the public trust would see a net gain of filled lands that will be useful to the trust. As

1 required under the Development Agreement and the SUD, all lands exchanged into the public  
2 trust will be used for public open space, habitat restoration and water-oriented uses, all of  
3 which are consistent with the Burton Act. The proposed trust settlement will consolidate the  
4 public trust lands along the water for open space and public access, providing significant  
5 benefits to the public trust over existing conditions.

6 (e) As set forth in the Public Trust Exchange Agreement, the lands to be freed from  
7 public trust claims have been filled and reclaimed, are cut off from access to the waters of San  
8 Francisco Bay, constitute a relatively small portion of the lands granted to the City and County  
9 of San Francisco and are not needed or required for the promotion of the public trust. In  
10 addition, the Project would not cause a substantial interference with public trust uses and  
11 purposes by virtue of the exchange. The lands or interests in lands to be impressed with the  
12 public trust have an economic value equal to or greater than that of the lands or interests in  
13 lands that will be freed from the public trust.

14 Section 5. Development Agreement.

15 (a) The Board of Supervisors approves all of the terms and conditions of the  
16 Development Agreement, in substantially the form on file with the Clerk of the Board of  
17 Supervisors in File No. \_\_\_\_\_, subject to the consent of the Port Commission, the  
18 Municipal Transportation Agency, the San Francisco Public Utilities Commission and the  
19 Recreation and Park Commission.

20 (b) The Board of Supervisors approves and authorizes the execution, delivery and  
21 performance by the City of the Development Agreement as follows: (i) the Director of  
22 Planning and (other City officials listed thereon) are authorized to execute and deliver the  
23 Development Agreement, with signed consents of the Port Commission, the Municipal  
24 Transportation Agency, the San Francisco Public Utilities Commission, the Recreation and  
25 Park Commission, and the San Francisco Fire Department, and (ii) the Director of Planning

1 and other applicable City officials are authorized to take all actions reasonably necessary or  
2 prudent to perform the City's obligations under the Development Agreement in accordance  
3 with the terms of the Development Agreement. Without limiting the foregoing, (A) the Port  
4 Director, the Recreation and Park Department General Manager, and the Director of Property  
5 are authorized to execute and perform all City obligations under the Public Trust Exchange  
6 Agreement substantially in the form attached to the Development Agreement, and (B) the  
7 Director of Public Finance and the Controller are authorized to take all preliminary actions  
8 required to form the CFD as described in the Financing Plan, provided the actual CFD  
9 formation documents and issuance of debt will be subject to the review and approval of the  
10 Board of Supervisors.

11 (c) The Director of Planning, at his or her discretion and in consultation with the City  
12 Attorney, is authorized to enter into any additions, amendments or other modifications to the  
13 Development Agreement that the Director of Planning determines are in the best interests of  
14 the City and that do not materially increase the obligations or liabilities of the City or materially  
15 decrease the benefits to the City as provided in the Development Agreement. The Port  
16 Director and the Recreation and Park Department General Manager, at their discretion and in  
17 consultation with the City Attorney, are authorized to enter into any additions, amendments or  
18 other modifications to the Public Trust Exchange Agreement that they determine are in the  
19 best interests of the City and that do not materially increase the obligations or liabilities of the  
20 City or materially decrease the benefits to the City as provided in the Public Trust Exchange  
21 Agreement.

22 Section 6. Board Authorization and Appropriation.

23 By approving the Development Agreement, the Board of Supervisors authorizes the  
24 Controller and City Departments to accept the funds paid by Developer as set forth therein,  
25 and to appropriate and use the funds for the purposes described therein. The Board



1 expressly approves the use of the development impact fees as set forth in the Development  
2 Agreement, and waives or overrides any provision in Article 4 of the City Planning Code and  
3 Article 10 of the City Administrative Code that would conflict with the uses of these funds as  
4 described in the Development Agreement.

5 Section 7. City Administrative Code Conformity and Waivers.

6 In connection with the Development Agreement, the Board of Supervisors finds that the  
7 City has substantially complied with the requirements of Administrative Code Chapters 14B  
8 and 56, and waives any requirement to the extent not strictly followed. The Development  
9 Agreement shall prevail in the event of any conflict between the Development Agreement and  
10 City Administrative Code Chapters 14B and 56, and without limiting the generality of the  
11 foregoing, the following provisions of City Administrative Code Chapters 14B and 56 are  
12 waived or deemed satisfied as follows:

13 (a) The Project comprises approximately 28 acres and is the type of large multi-  
14 phase and/or mixed-use development contemplated by the City Administrative Code and  
15 therefore satisfies the provisions of Chapter 56, Section 56.3(g).

16 (b) The provisions of Development Agreement and the Workforce Agreement  
17 attached to the Development Agreement as Exhibit P shall apply in lieu of the provisions of  
18 City Administrative Code Chapter 14B, Section 14B.20, and Chapter 56, Section 56.7(c).

19 (c) The provisions of the Development Agreement regarding any amendment or  
20 termination, including those relating to "Material Change," shall apply in lieu of the provisions  
21 of Chapter 56, Section 56.15 and Section 56.18.

22 (e) The provisions of Chapter 56, Section 56.20 have been satisfied by the  
23 Memorandum of Understanding between Developer and the Office of Economic and  
24 Workforce Development for the reimbursement of City costs, a copy of which is on file with the  
25 Clerk of the Board of Supervisors in File No. \_\_\_\_\_.

1 (f) The Board of Supervisors waives the applicability of Section 56.4 (Application,  
2 Forms, Initial Notice, Hearing) and Section 56.10 (Negotiation Report and Documents).

3 Section 8. Planning Code Waivers; Ratification.

4 (a) The Board of Supervisors finds that the impact fees and other exactions due  
5 under the Development Agreement will provide greater benefits to the City than the impact  
6 fees and exactions under Planning Code Article 4 and waives the application of, and to the  
7 extent applicable exempts the Project from, impact fees and exactions under Planning Code  
8 Article 4 on the condition that Developer pays the impact fees and exactions due under the  
9 Development Agreement.

10 (b) The Board of Supervisors finds that the Transportation Plan attached to the  
11 Development Agreement includes a Transportation Demand Management Plan ("TDM Plan")  
12 and other provisions that meet the goals of the City's Transportation Demand Management  
13 Program in Planning Code Section 169 and waives the application of Section 169 to the  
14 Project on the condition that Developer implements and complies with the TDM Plan.

15 (c) The Board of Supervisors finds that the Design Standards and Guidelines  
16 attached to the Development Agreement sets forth sufficient standards for streetscape design  
17 and waives the requirements of Planning Code Section 138.1 (Streetscape and Pedestrian  
18 Improvements) and Public Works Code Section 806(d) (Required Street Trees for  
19 Development Projects).

20 (d) All actions taken by City officials in preparing and submitting the Development  
21 Agreement to the Board of Supervisors for review and consideration are hereby ratified and  
22 confirmed, and the Board of Supervisors hereby authorizes all subsequent action to be taken  
23 by City officials consistent with this Ordinance.

24 ///

25 ///

1           Section 9. Other Administrative Code Waivers.

2           The requirements of the Workforce Agreement attached to the Development  
3 Agreement shall apply and shall supersede, to the extent of any conflict, the provisions of  
4 Administrative Code: (i) Chapter 82.4 (Coverage); (ii) Chapter 23, Article II (Interdepartmental  
5 Transfer of Real Property); and (iii) Chapter 23, Article VII (Prevailing Wage, Apprenticeship,  
6 and Local Hire Requirements), but only to the extent any of the foregoing provisions are  
7 applicable to the conveyance of vacated streets from the City to Developer and the other land  
8 conveyances contemplated by the Development Agreement.

9           Section 10. Subdivision Code Waivers.

10          The Public Improvement Agreement, as defined in the Development Agreement, shall  
11 include provisions consistent with the Development Agreement and the applicable  
12 requirements of the Municipal Code and the Subdivision Regulations regarding extensions of  
13 time and remedies that apply when improvements are not completed within the agreed time.  
14 Accordingly, the Board of Supervisors waives the application to the Project of Subdivision  
15 Code Section 1348 (Failure to Complete Improvements within Agreed Time).

16          Section 11. Effective and Operative Date.

17          This Ordinance shall become effective 30 days from the date of passage. This  
18 Ordinance shall become operative only on (and no rights or duties are affected until) the later  
19 of (a) 30 days from the date of its passage, or (b) the date that Ordinance \_\_\_\_\_,  
20 Ordinance \_\_\_\_\_, and Ordinance \_\_\_\_\_ have become effective. Copies of

21       ///

22       ///

23       ///

24       ///

1 these Ordinances are on file with the Clerk of the Board of Supervisors in File Nos.

2 \_\_\_\_\_ and \_\_\_\_\_.

3

4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA, City Attorney

6

7

8 By: \_\_\_\_\_  
9 Charles Sullivan  
Deputy City Attorney  
n:\speclas2018\1700370\01292150.docx

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25





## SAN FRANCISCO PLANNING DEPARTMENT

### Planning Commission Resolution No. 20215

HEARING DATE: JUNE 21, 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 Nos.:* 2014-002541GPA  
*Project:* India Basin Mixed-Use Project  
*Zoning:* Existing: NC-2 / M-1  
40-X Height and Bulk  
Proposed: NC-2 / Mixed Use General (MUG)  
India Basin Special Use District  
30/160 – IB Height and Bulk  
*Blocks/Lots:* 4644/001-018, 004, 004A, 005, 005S, 006, 006A, 007, 008, 009,  
010, 010A, 010B, 010C, 011; 4631/001, 002; 4620/001, 002; 4607/025,  
024; 4596/ 026; 4597/ 026; 4606/ 026, 100; 4621/016, 018, 021, 100, 101;  
4630/005; 007, 100; 4645/001, 003A, 004, 006, 007, 007A, 010, 010A, 011,  
012, 013; 4630/002; 4645/014, 015  
*Project Sponsor:* BUILD  
315 Linden Street  
San Francisco, CA 94102  
*Staff Contact:* Mat Snyder – (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

ADOPTING A RESOLUTION TO INITIATE AMENDMENTS TO THE BAYVIEW HUNTERS POINT AREA PLAN, THE URBAN DESIGN ELEMENT, THE COMMERCE AND INDUSTRY ELEMENT AND THE RECREATION AND OPEN SPACE ELEMENT.

WHEREAS, Section 4.105 of the Charter of the City and County of San Francisco provides to the Planning Commission the opportunity to periodically recommend General Plan Amendments to the Board of Supervisors; and

BUILD, the Project Sponsor, is proposing the development has submitted applications to the San Francisco Planning Department ("Department") for Environmental Review, and to enter into a Development Agreement ("DA") in association with the proposed India Basin Mixed-Use Project ("Project"). Along with the required Environmental Review and DA, General Plan Amendments, Planning Code Text Amendments, Planning Code Map amendments, and the establishment of a Design Standards and Guidelines ("DSG") document would be required for the implementation of the Project.

Pursuant to Planning Code Section 340(c) the Planning Commission has requested that the General Plan be amended as further described below.

Relatedly, the Board of Supervisors is scheduled to introduce legislation to amend the Planning Code (Planning Code Text and Planning Code Map amendments) by rezoning the underlying portions of the site from M-1 (Light Industrial) to MUG (Mixed-Use General), rezoning the height district from 40-X to 30/160-IB, and establishing the India Basin Special Use District ("SUD") across the 700 Innes site. The Board of Supervisors is also scheduled to introduce legislation regarding entering into a DA with the Project Sponsor.

On December 9, 2014, BUILD in partnership with the San Francisco Recreation and Parks Department ("RPD") submitted an application for joint Environmental Review for the Project. On September 14, the Department published the Draft Environmental Impact Report ("DIER"). On September 14, 2017 through October 19, 2017, the Planning Department provided the public with an opportunity to comment on the DEIR; a public hearing was held on October 19, 2017 to further provide public comment on the DIER. A hearing is tentatively scheduled for July 26, 2018 for Final EIR certification and CEQA findings adoption.

The Project site is located on roughly 24 acres of undeveloped land at 700 Innes Avenue, which is located immediately northeast of the Hunters Point Shipyard. The site is within the Bayview Hunters Point Area Plan; most of the site is currently designated for industrial development with site's few parcels along Innes Avenue designated for mixed-use development.

The Project proposal includes developing approximately, 1,575 units, 209,000 of commercial use, 1,800 off street parking space, 1,575 bicycle parking spaces, and 15.5 acres of publicly accessible open space. The proposal would also feature newly created public streets, pedestrian paths, cycle track, and the continuation of the Bay Trail. Buildings on the site are proposed to range from 30 feet to 160 feet in height that would step with the site's terrain down to the water.

The site is referenced in the General Plan as being designated for industrial use with a height limit of 40-feet. As such, the Project could not be constructed under the current provisions of the General Plan.

The subject General Plan Amendments would (1) remove Policy 1.6 and Figure 6 and amend Figure 3 of the Bayview Hunters Point Area Plan, which currently identifies the subject site for industrial use; (2) amend Urban Design Element Map 4 by establishing maximum heights consistent with the proposal; (3) amend Commerce and Industry Element Map 3 by removing the land use industrial designation; and (4) and amend the Recreation and Open Space Element Policy 2.4 by removing the reference to the India Basin Shoreline Plan, which was previously proposed but not adopted.

Planning Code Section 101.1(b) establishes eight priority policies and is a basis by which differences between competing policies in the General Plan are resolved. An initial analysis for consistency with the priority findings has determined that the Project meets the findings in that it supports new neighborhood serving retail and opportunities for local businesses without unduly competing with existing retail clusters; that it provides significant new housing opportunities, in a context that will better connect and relate to the surrounding neighborhood; that it calls for the development of a robust pedestrian network to encourage travel by foot; that it provides for new construction job opportunities and some permanent job opportunities without displacing existing industries, and that it calls for establishment of a new green pedestrian and open space network. Analysis for consistency for the eight priority policies will be included in all final actions for the proposed General Plan Amendments.

An initial analysis of applicable General Plan objectives and policies has determined that the proposed General Plan, Planning Code, and Zoning Map amendments are, on balance, consistent with

Resolution No. 20215  
June 21, 2018

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

the General Plan as it is proposed to be amended. The proposed actions offer a compelling articulation and implementation of many of the concept outlined in the General Plan, especially the Housing, Urban Design, and Recreation and Open Space Elements. A final analysis for consistency with the General Plan will be included in the final actions for the General Plan Amendments.

A draft ordinance, attached hereto as Exhibit A, would remove Policy 1.6 and Figure 6 of the Bayview Hunters Point Area Plan, amend Map 4 of the Urban Design Element, amend Map 3 of the Commerce and Industry Element, and amend Policy 2.4 of the Recreation and Open Space Element.

NOW, THEREFORE BE IT RESOLVED, That pursuant to Planning Code Section 340, the Planning Commission Adopts a Resolution to Initiate amendments to the General Plan.

AND BE IT FURTHER RESOLVED, That pursuant to Planning Code Section 306.3, the Planning Commission authorizes the Department to provide appropriate notice for a public hearing to consider the above referenced General Plan amendments contained in the draft ordinance, approved as to form by the City Attorney in Exhibit A, to be considered at a publicly noticed hearing on or after July 26, 2018.

I hereby certify that the foregoing Resolution was ADOPTED by the San Francisco Planning Commission on June 21, 2018.



Jonas P. Ionin  
Commission Secretary

AYES: Melgar, Johnson, Koppel, Moore, Richards

NOES: None

ABSENT: Hillis, Fong

ADOPTED: June 21, 2018





## SAN FRANCISCO PLANNING DEPARTMENT

August 24, 2018

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: Supplemental Transmittal Packet of Planning Department Case Number:  
2014-002541 ENV/GPA/PCA/MAP/CWP/SHD  
India Basin Mixed-Use Project  
BOS File No: 180681  
Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Cohen,

On July 26, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan Amendment Ordinance for the India Basin Mixed-Use Project. Subsequently, on August 23, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Development Agreement for the India Basin Mixed-Use Project.

Previous transmittal packets were submitted to the Board of Supervisors on August 2 and August 7, 2018 covering other actions related to the India Basin Mixed Use Project. This current submittal packet (8/24/18) includes the official transmittal of the General Plan Amendment Ordinance along with the actions related to the approval of the Development Agreement.

The proposed General Plan Amendments and Development Agreement were analyzed in the *India Basin Mixed Use Project EIR* (the "EIR"). The Commission certified the EIR on July 26, 2018 with Motion No. 20247 and adopted CEQA findings at the same hearing with Motion No. 20248.

At the July 26, 2018 hearing, the Commission voted to recommend approval of the proposed General Plan Amendments and on August 23, 2018 voted to recommend approval of the proposed Development Agreement. Please find attached documents relating to the Commission's action.

If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron D. Starr", with a long horizontal line extending to the right.

Aaron D. Starr  
Manager of Legislative Affairs

[www.sfplanning.org](http://www.sfplanning.org)



cc: Brittni Chicuata, Aide to Supervisor Cohen  
Andrea Ruiz-Esquide, Deputy City Attorney  
Erica Major, Office of the Clerk of the Board  
Alisa Somera, Office of Clerk of the Board  
John Carroll, Office of the Clerk of the Board  
Anne Taupier, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 20250 regarding General Plan Amendments  
Draft Ordinance for the General Plan Amendments  
Planning Commission Motion No. 20261 regarding the Development Agreement  
Draft Ordinance for the Development Agreement (Board File No: 180681)  
Draft Development Agreement



RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

AUG 27 PM 4:54

180816  
180680  
180681

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, 2<sup>nd</sup> floor, San Francisco, CA 94108  
Phone: (415) 447-3904 Fax: (415) 447-3905  
[www.greenaction.org](http://www.greenaction.org) [greenaction@greenaction.org](mailto: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 27<sup>th</sup>, 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 in 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**

RECEIVED  
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](mailto:courtney@bldsf.com)  
Nicole Avril, San Francisco Recreation and Park Department  
(415) 305-8438 or [nicole.avril@sfgov.org](mailto:nicole.avril@sfgov.org)  
**Staff Contact:** Michael Li, San Francisco Planning Department  
(415) 575-9107 or [michael.li@sfgov.org](mailto: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. Ionnin  
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



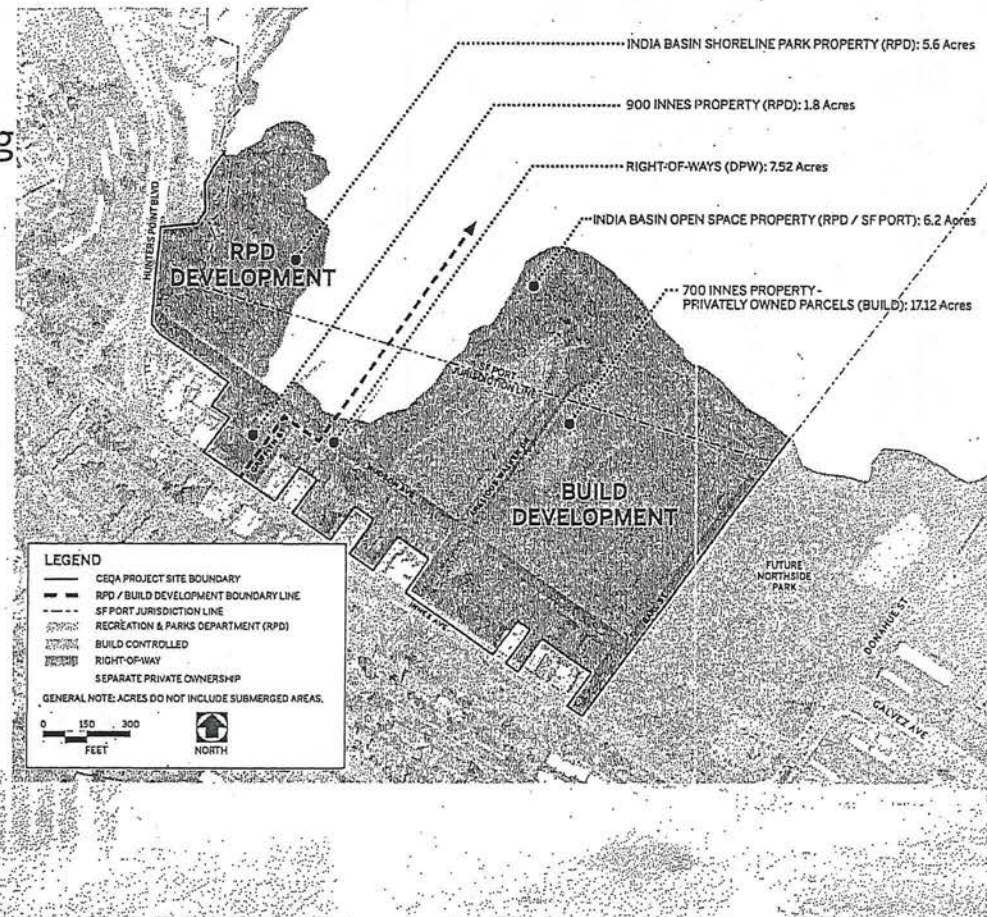
180816  
180680  
180681  
7/24/18  
SUBMITTED IN  
COMMITTEE

# 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

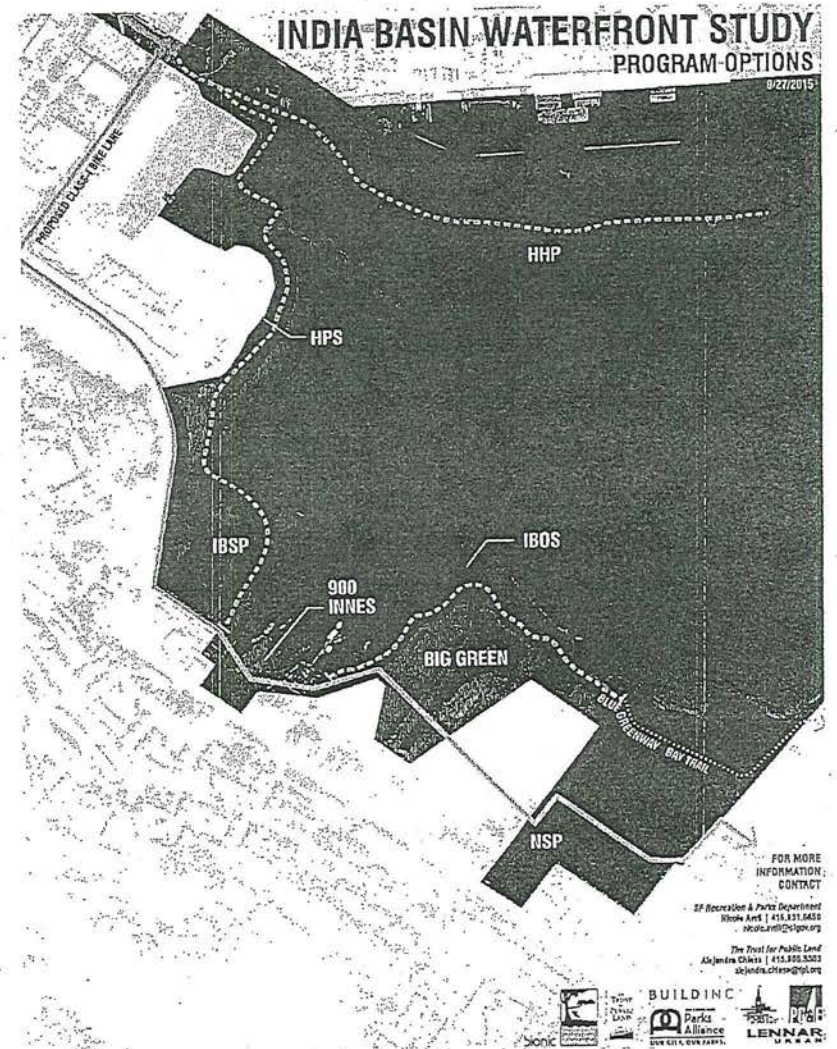
824





# INDIA BASIN MIXED-USE PROJECT

## Land Use & Transportation Committee Hearing 1. Overview of Project



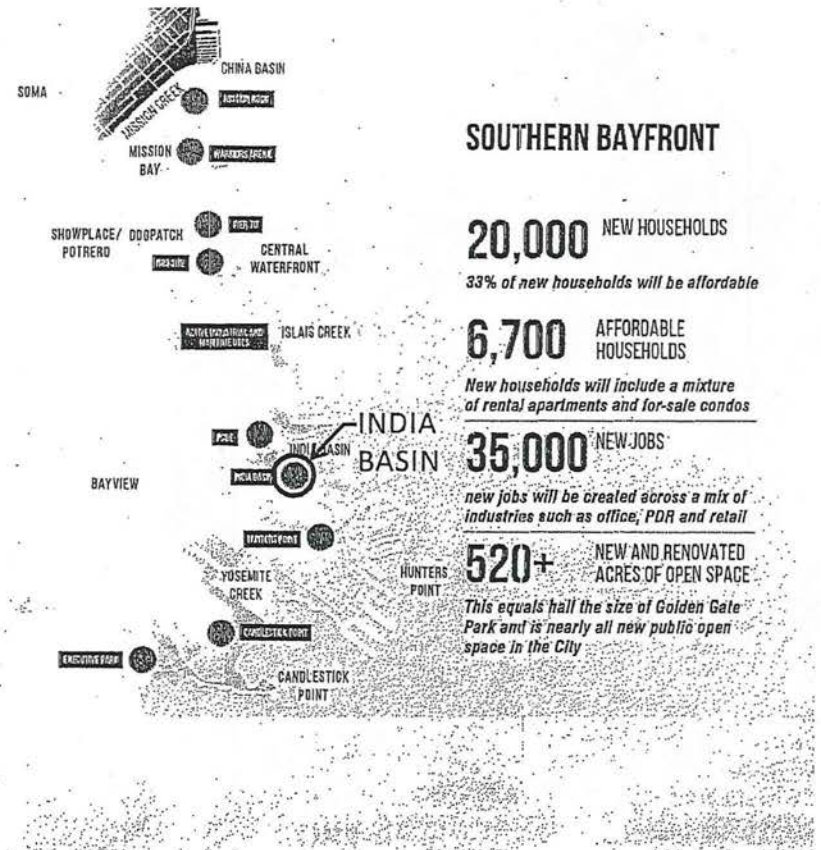
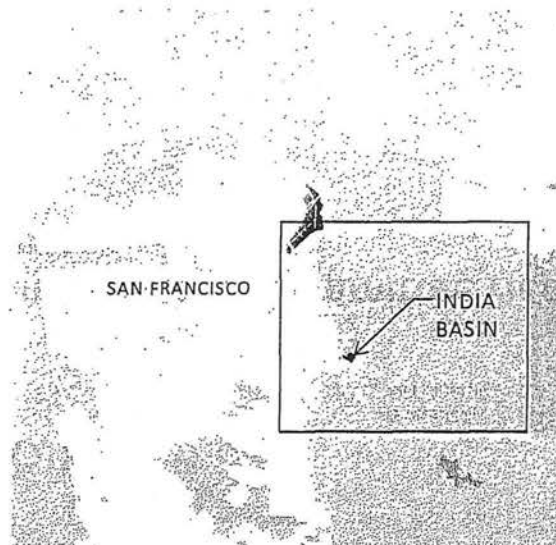


# INDIA BASIN MIXED-USE PROJECT

## Land Use & Transportation Committee Hearing

### 1. Overview of Project

- BUILD Component
  - Context: Southern Bayfront Strategy

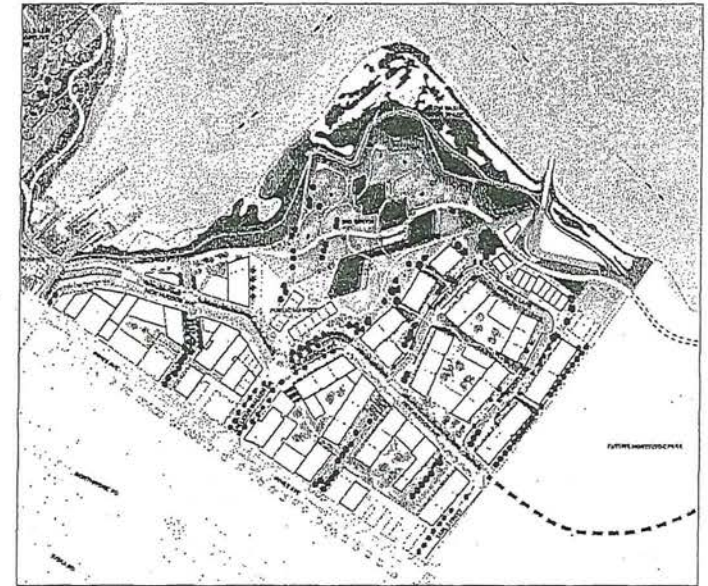


## INDIA BASIN MIXED-USE PROJECT

### 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



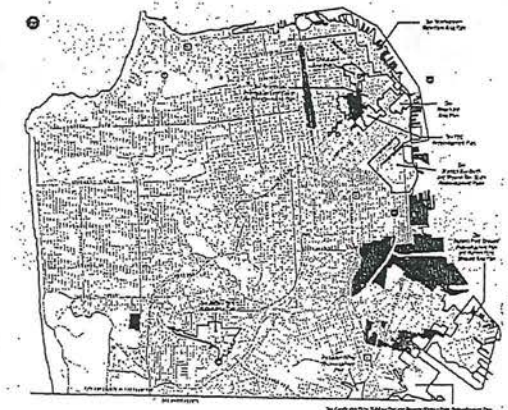
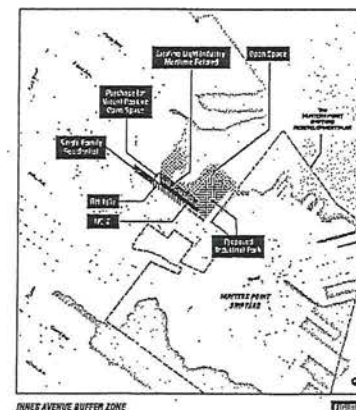
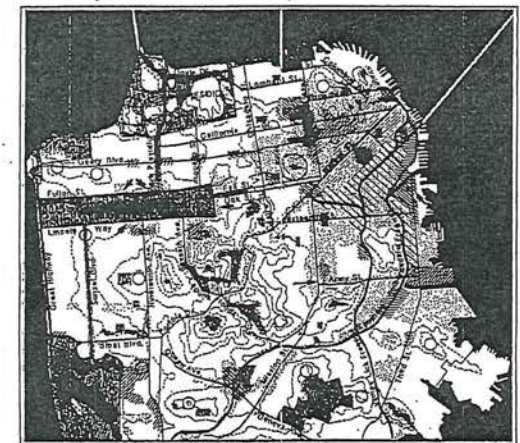


# INDIA BASIN MIXED-USE PROJECT

## 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



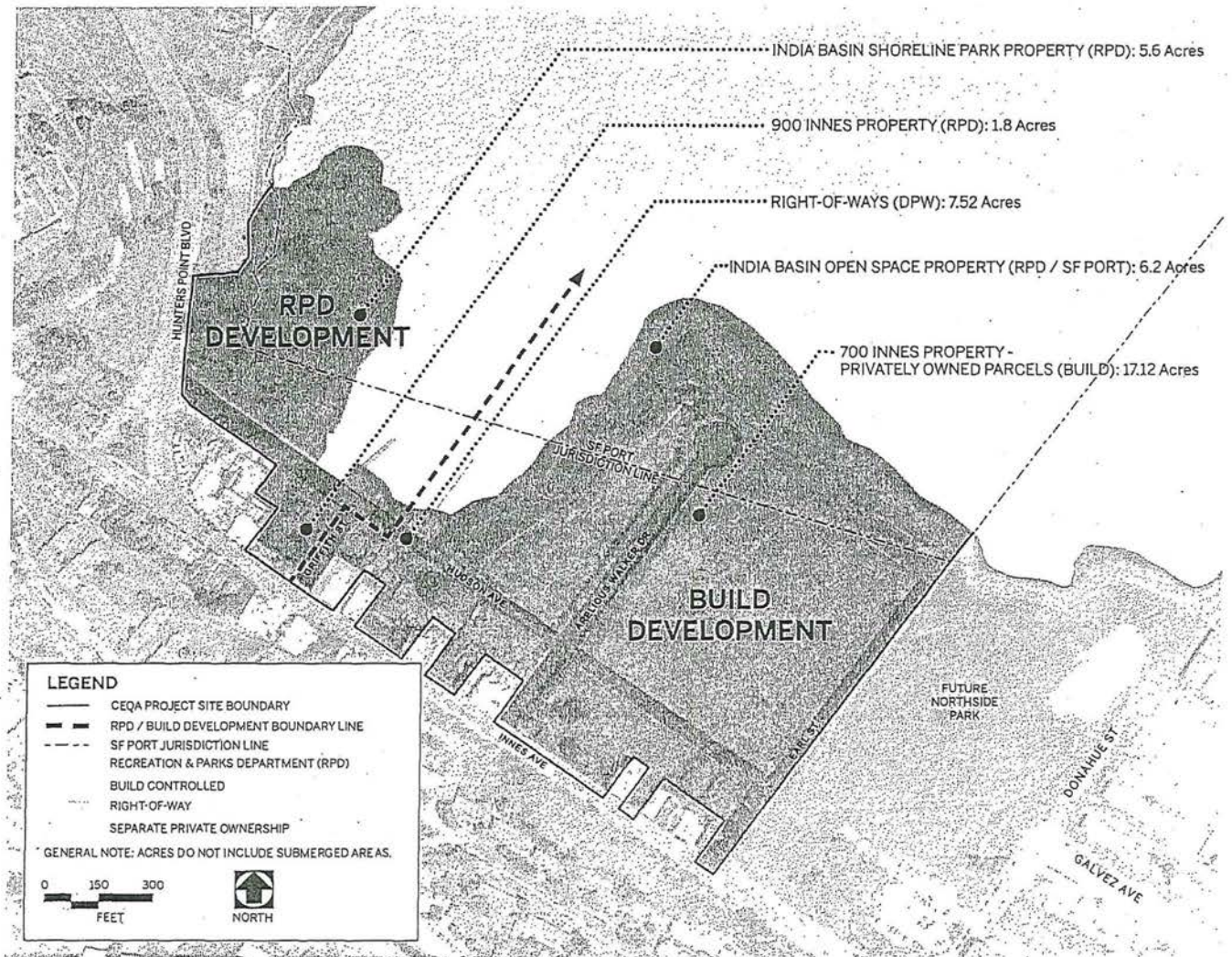


# INDIA BASIN MIXED-USE PROJECT

## Approvals Before the Board

### Text Amendment (SUD) and Map Amendments

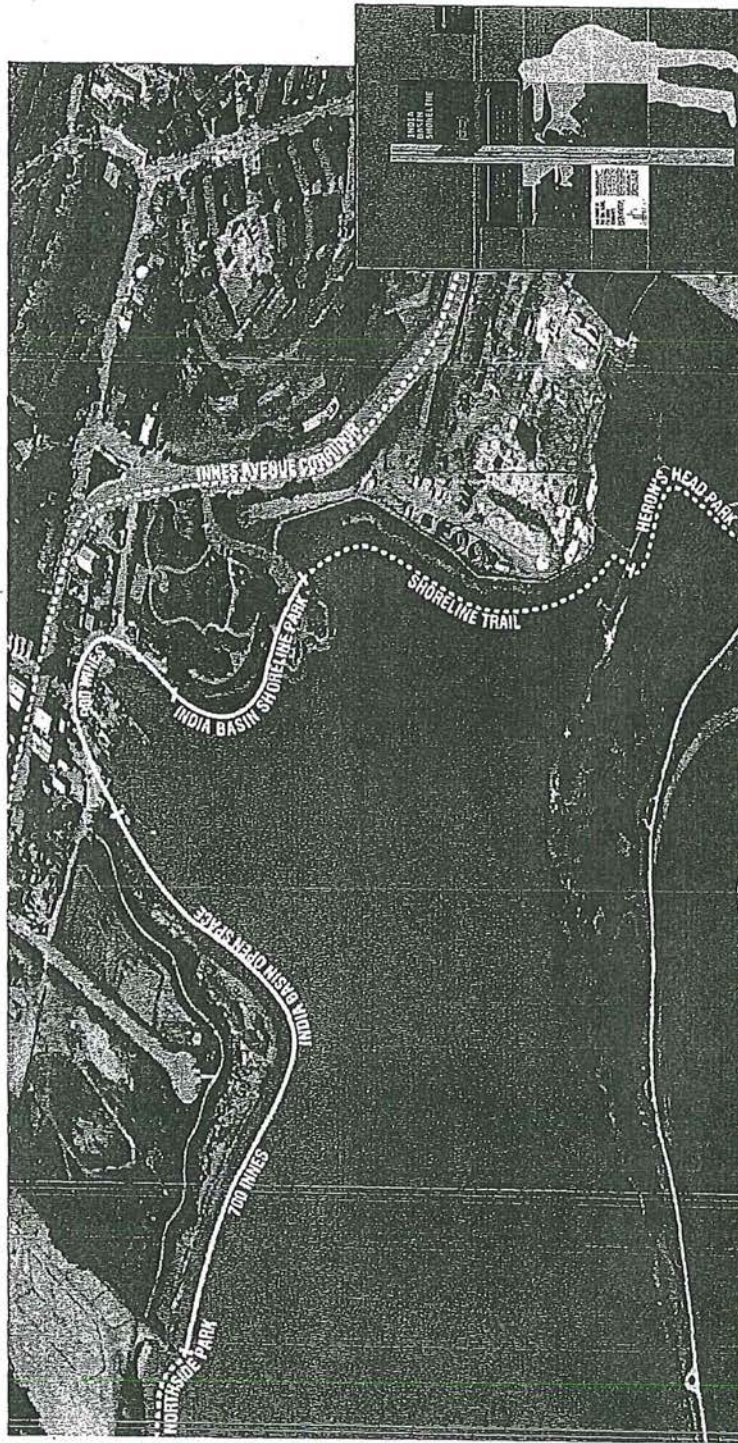
- 900 Innes
  - Light Industrial to Public/  
Open Space
- India Basin Open Space (IBOS)
  - Light Industrial to Public/  
Open Space
- 700 Innes Avenue
  - Portion Zoned M-1 to  
MUG
  - 40-X to 20/160-IB
- 700 Innes and IBOS
  - India Basin Special Use  
District



## RPD PROJECT OVERVIEW

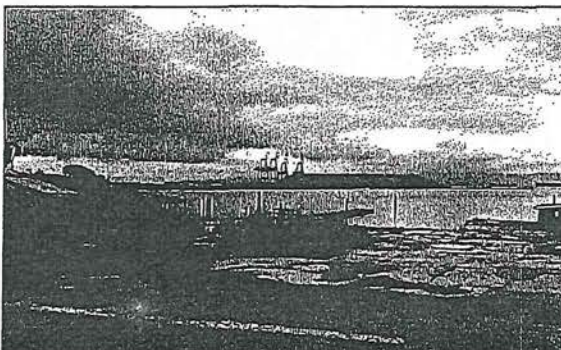
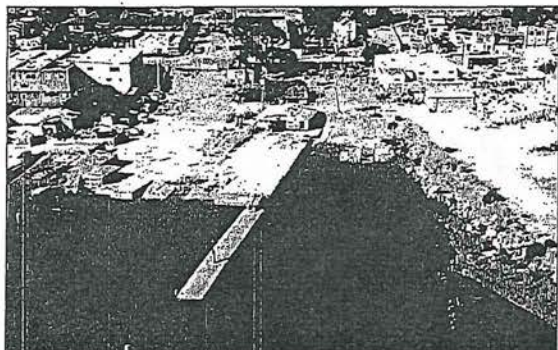
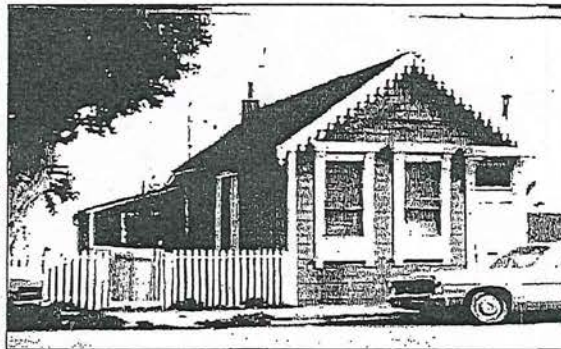


Vision





## History/Consequences



### Existing Conditions

Underutilized parks in contaminated historic boatyard

### Project Relevance

1.m mi of contiguous shorefront in Equity Zone lacking open space. Will address expected growth in the Southeast.

### Project Features

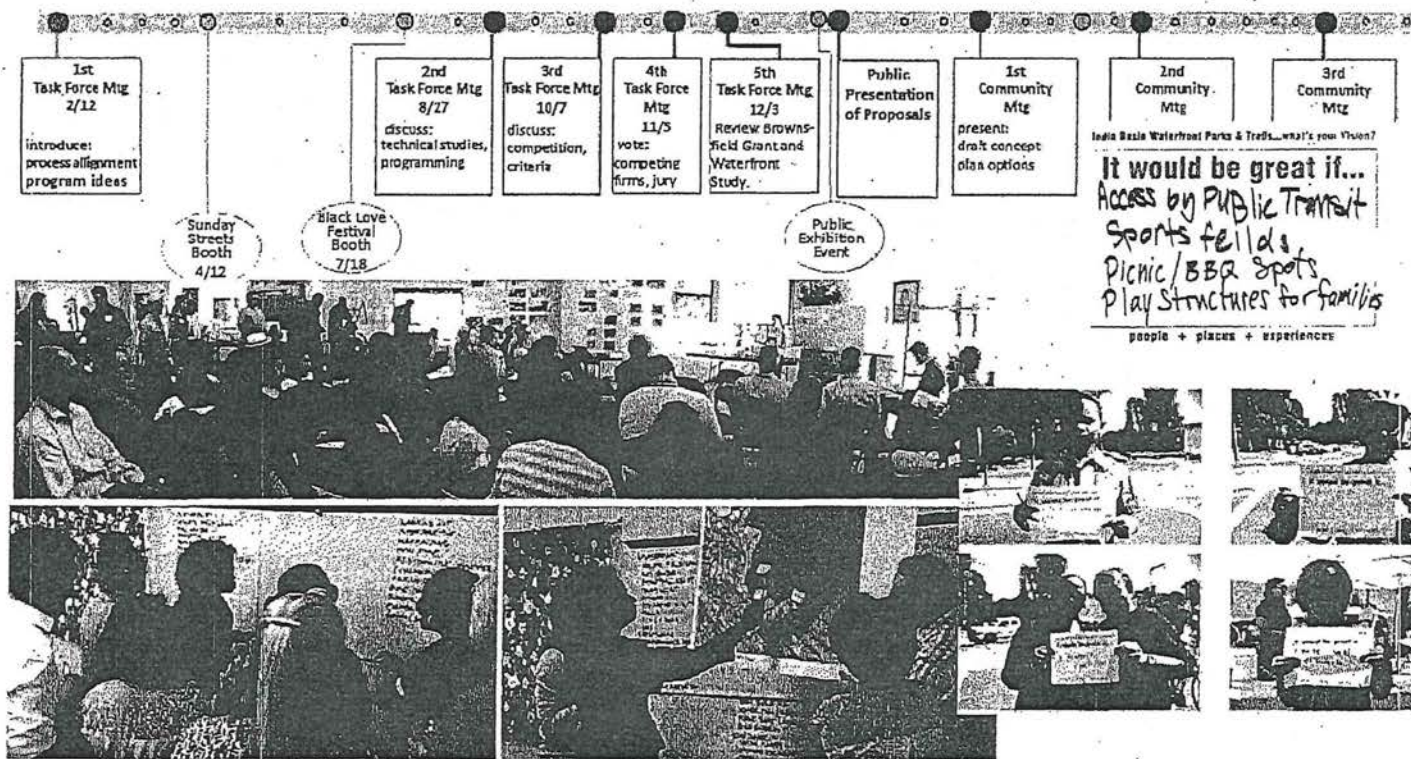
Community hub with gathering spaces and play/fitness areas. Project will preserve history, restore natural areas with a resilient design.

## 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

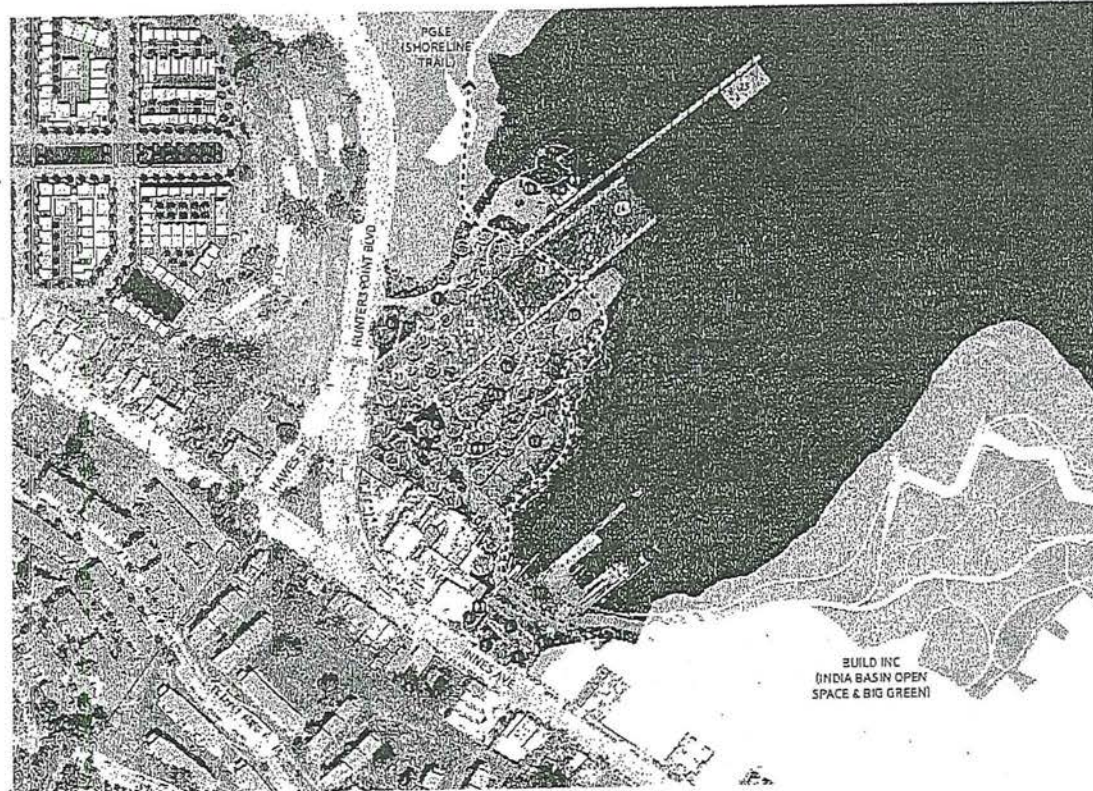


# Community Engagement





## Park Map



### NEIGHBORHOOD EDGE & HISTORIC SHOREWALK

- ① Restored Shipwright's Cottage Welcome Center
- ② Innes 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

- ① Restroom

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

0 50 100 200 400'



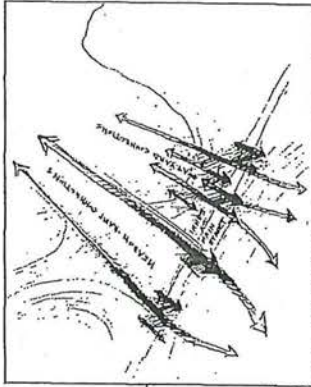


Concept Design



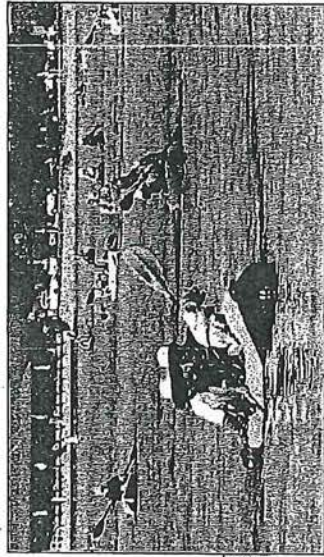
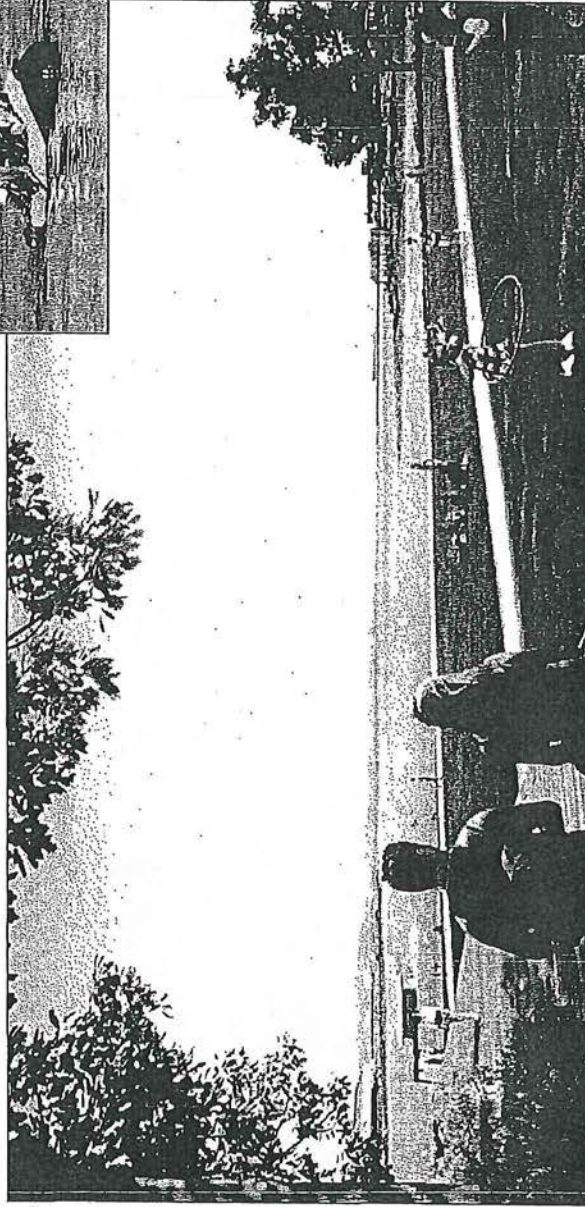


## Historic Shorewalk/Neighborhood Edge

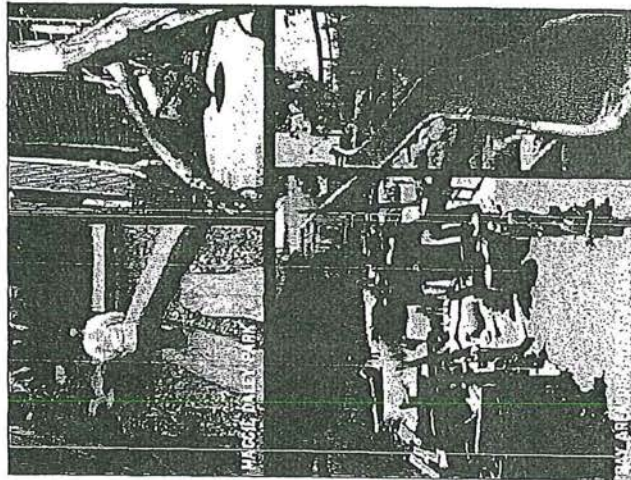




## The Marineway

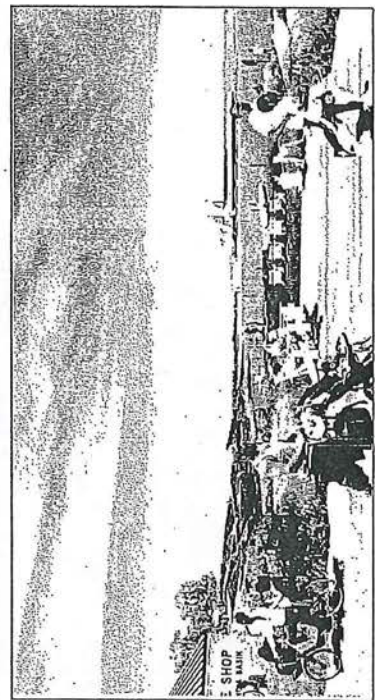
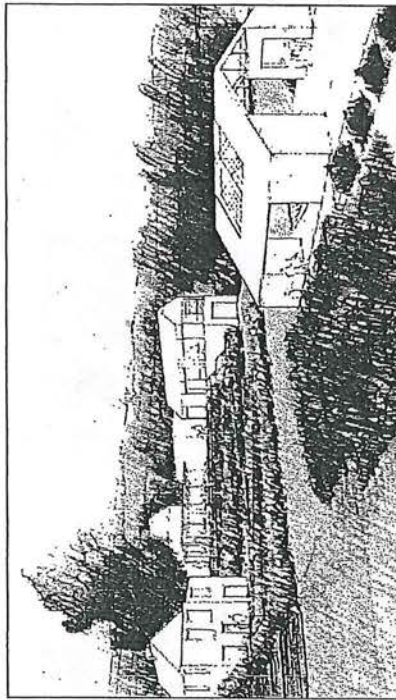
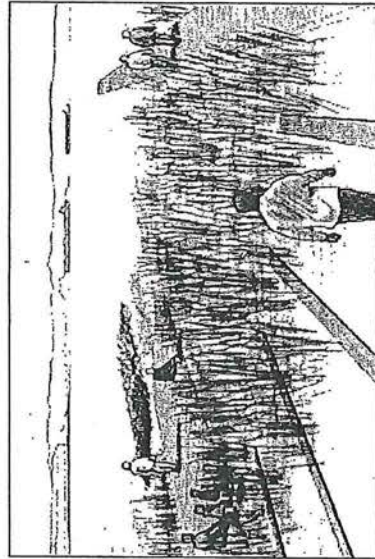
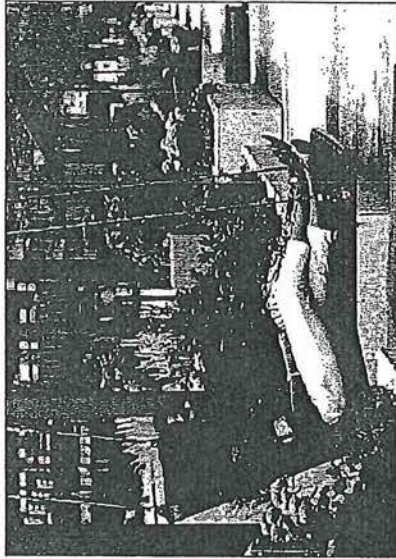


## The Sage Slopes



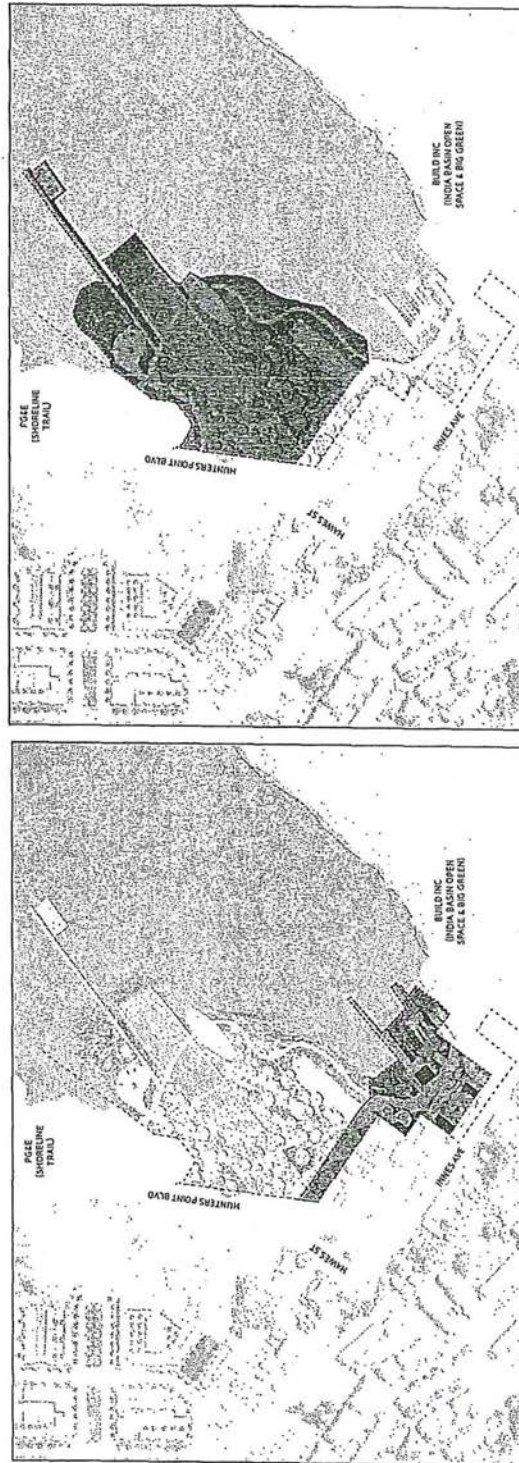


# The Boatyard





## Phasing/Next Steps



## BUILD PROJECT OVERVIEW



EXISTING VIEW



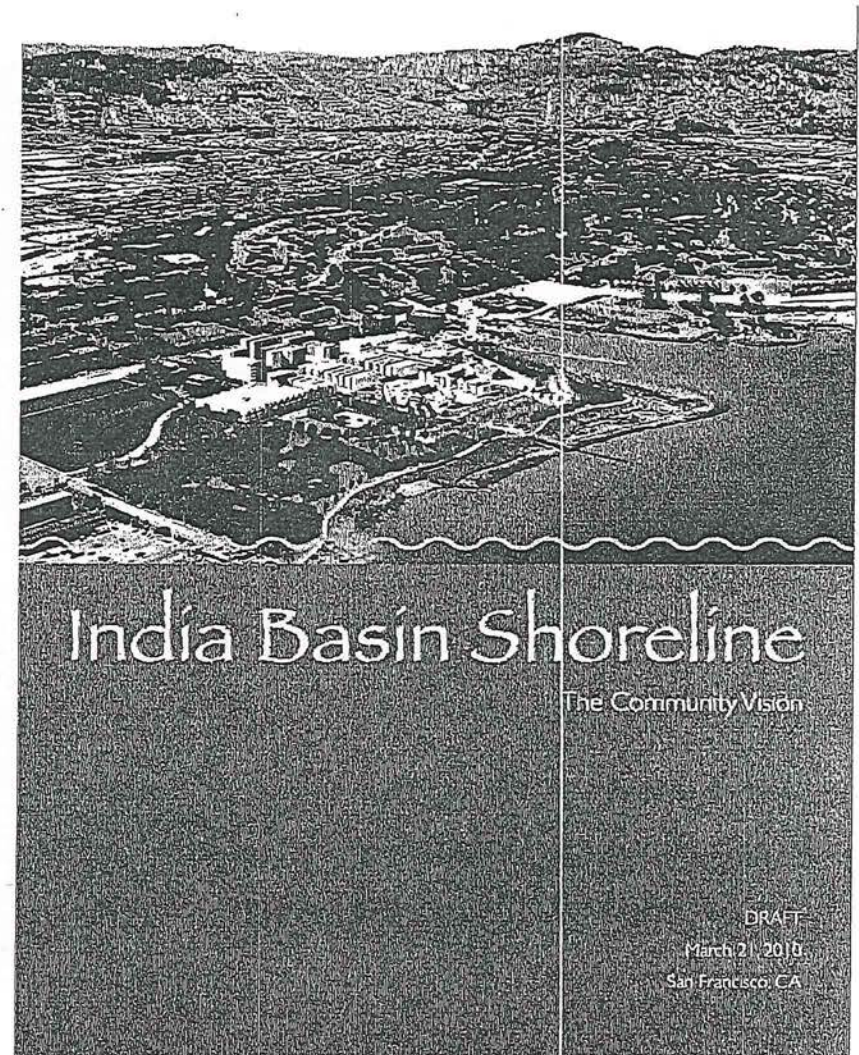
| SOM | BIONIC | GEHL | SDE | BKF | ATO



## 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

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





## 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)

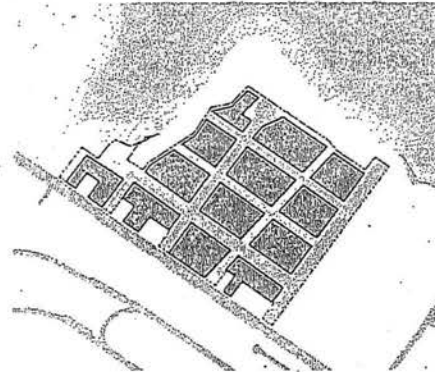


152 Total Outreach Meetings

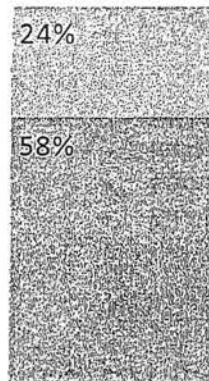
# MAXIMIZE OPEN SPACE



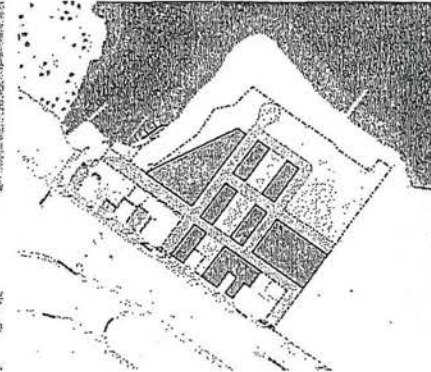
EXISTING ZONING



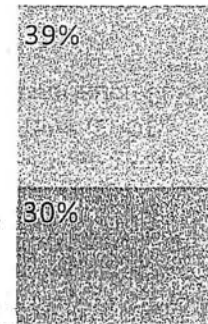
18%



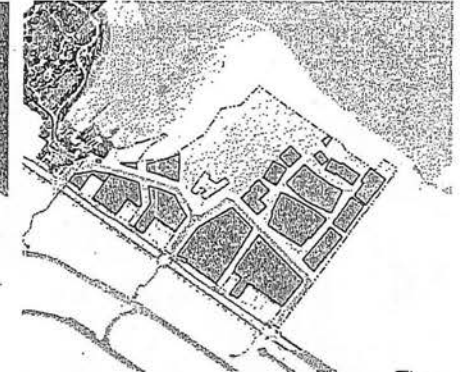
IBNA PLAN



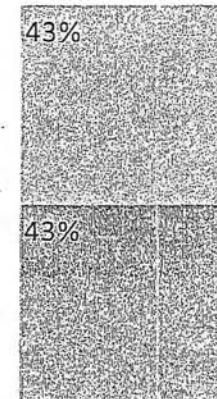
31%



PROPOSED PROJECT (BUILD)

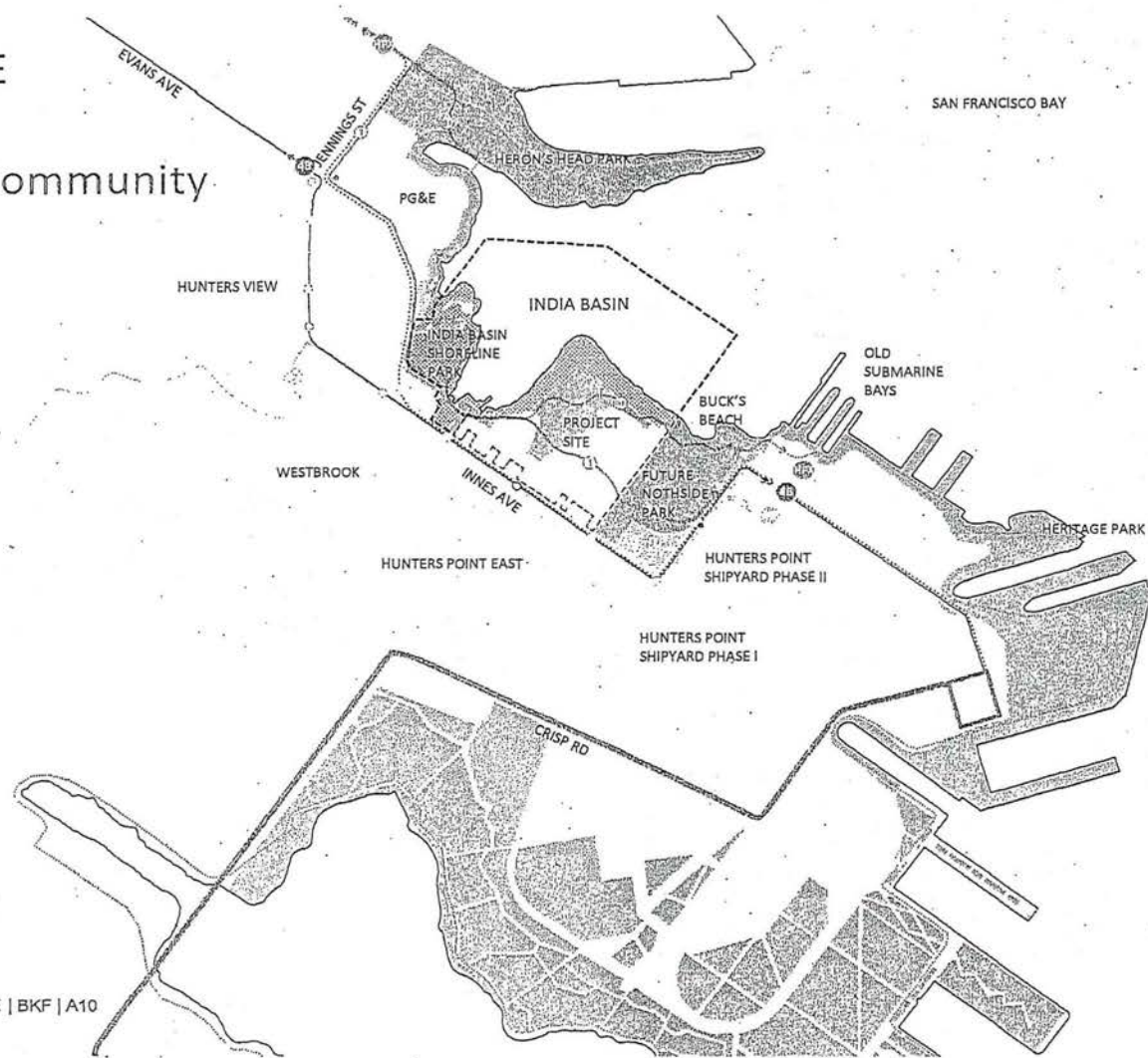


14%





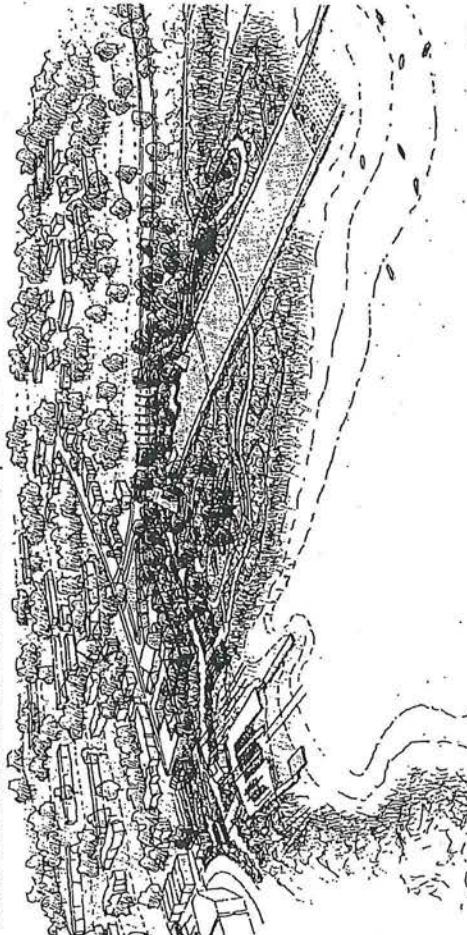
# COMPREHENSIVE APPROACH Connecting the Community



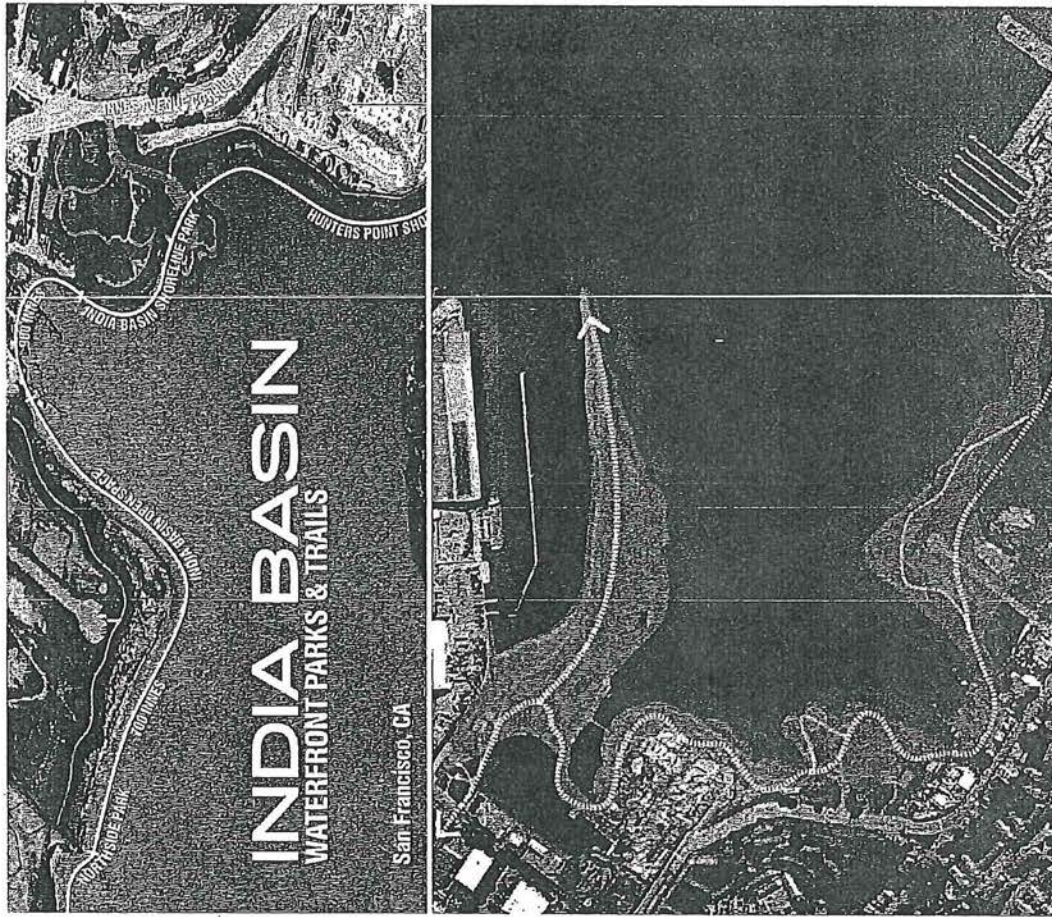
**BUILD:** | SOM | BIONIC | GEHL | SDE | BKF | A10

# COMPREHENSIVE APPROACH Continuous Park Network

India Basin Shoreline Park Public Competition



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





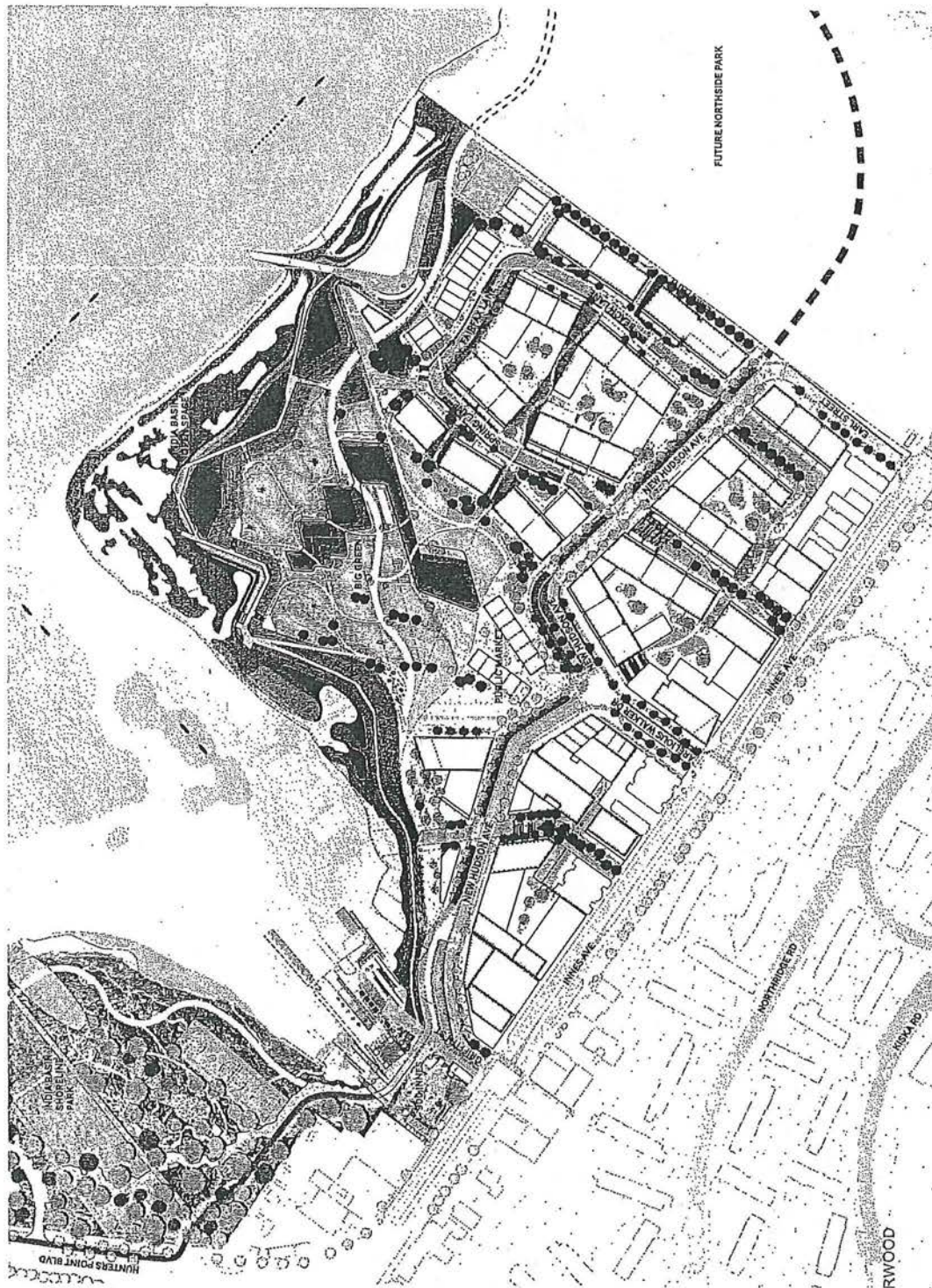
[illegible]

FUTURE NORTHSIDE PARK



# DEVELOPMENT PROGRAM

- Residential
- 1,575 Units
- 25% Affordable



**BUILD:** | SOM | BIONIC | GEHL STUDIO | SHERWOOD

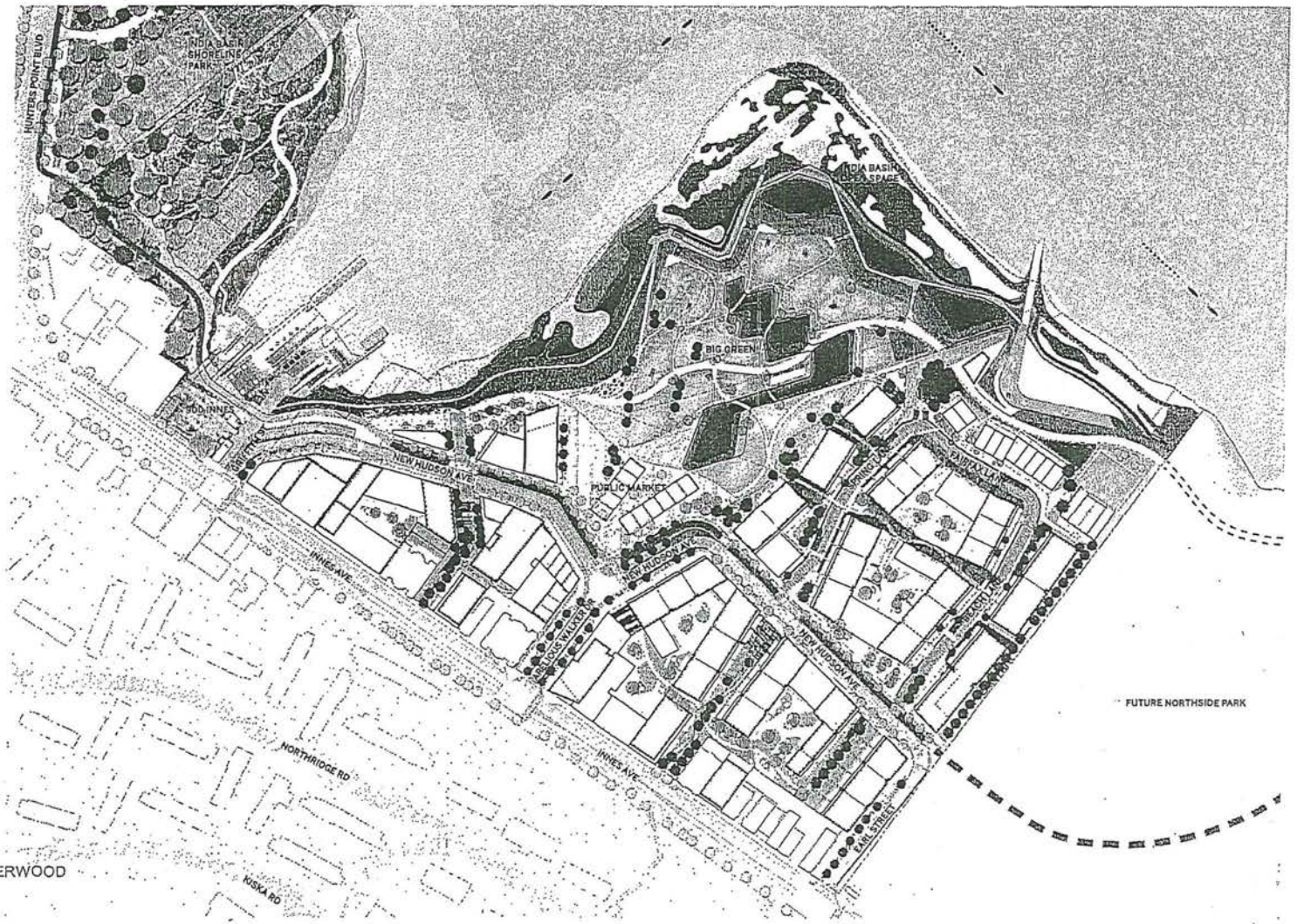


## DEVELOPMENT PROGRAM

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





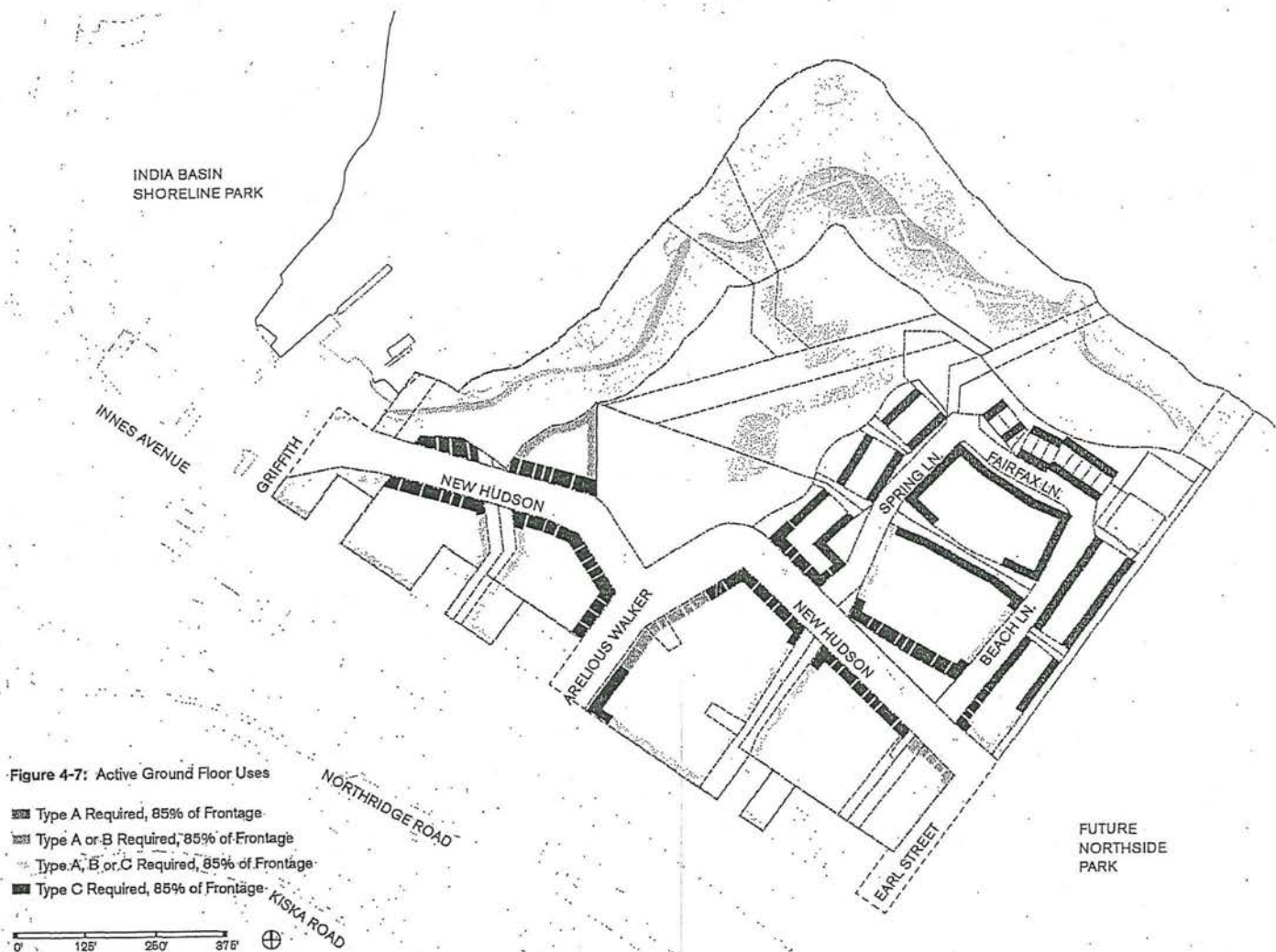
## URBAN FORM Tapering Toward Shoreline



**BUILD:** | SOM | BIONIC | GEHL STUDIO | SHERWOOD

# ACTIVE GROUND FLOOR USES

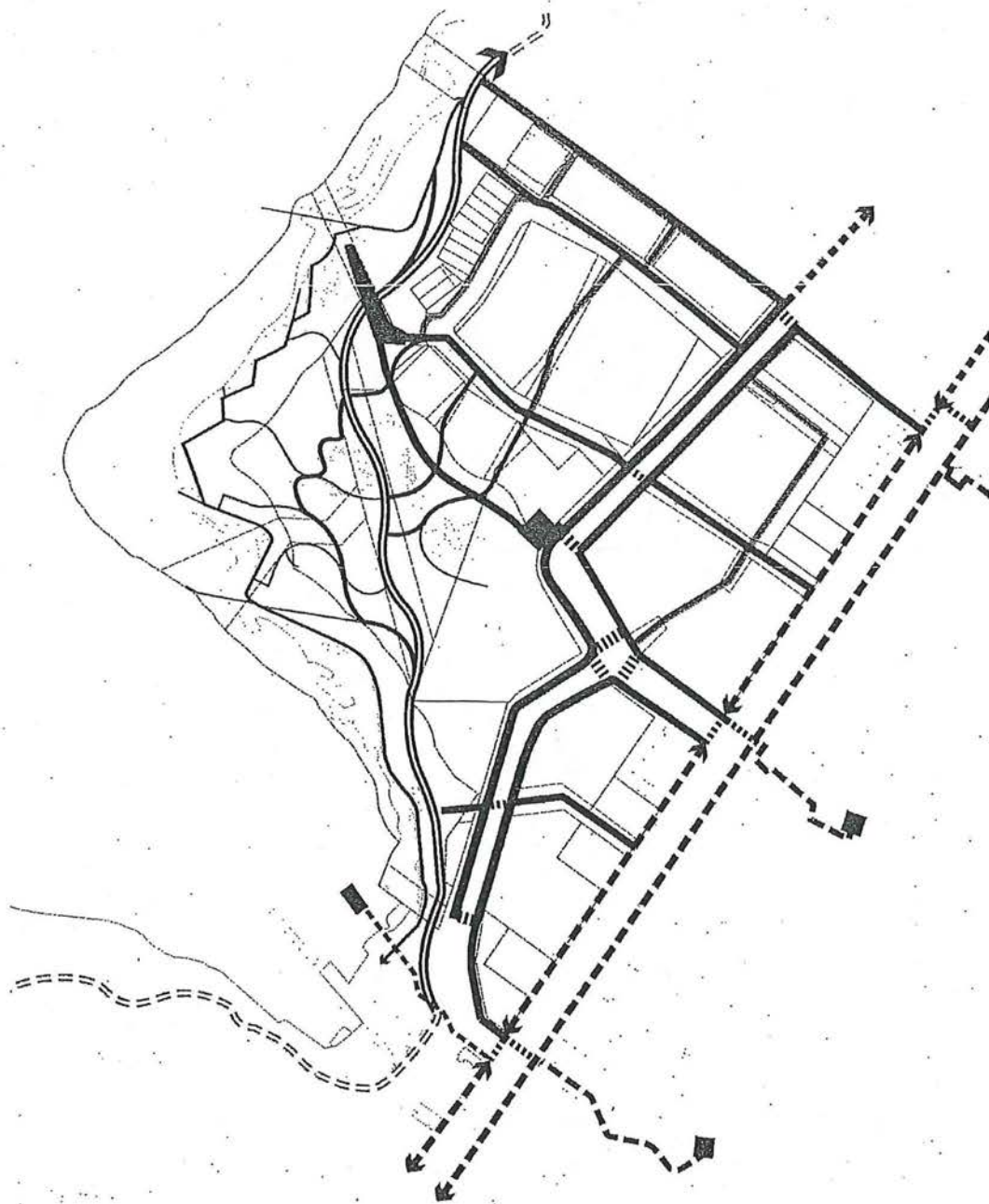
855



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



DIVERSE  
PEDESTRIAN  
NETWORK



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

# BICYCLE NETWORK

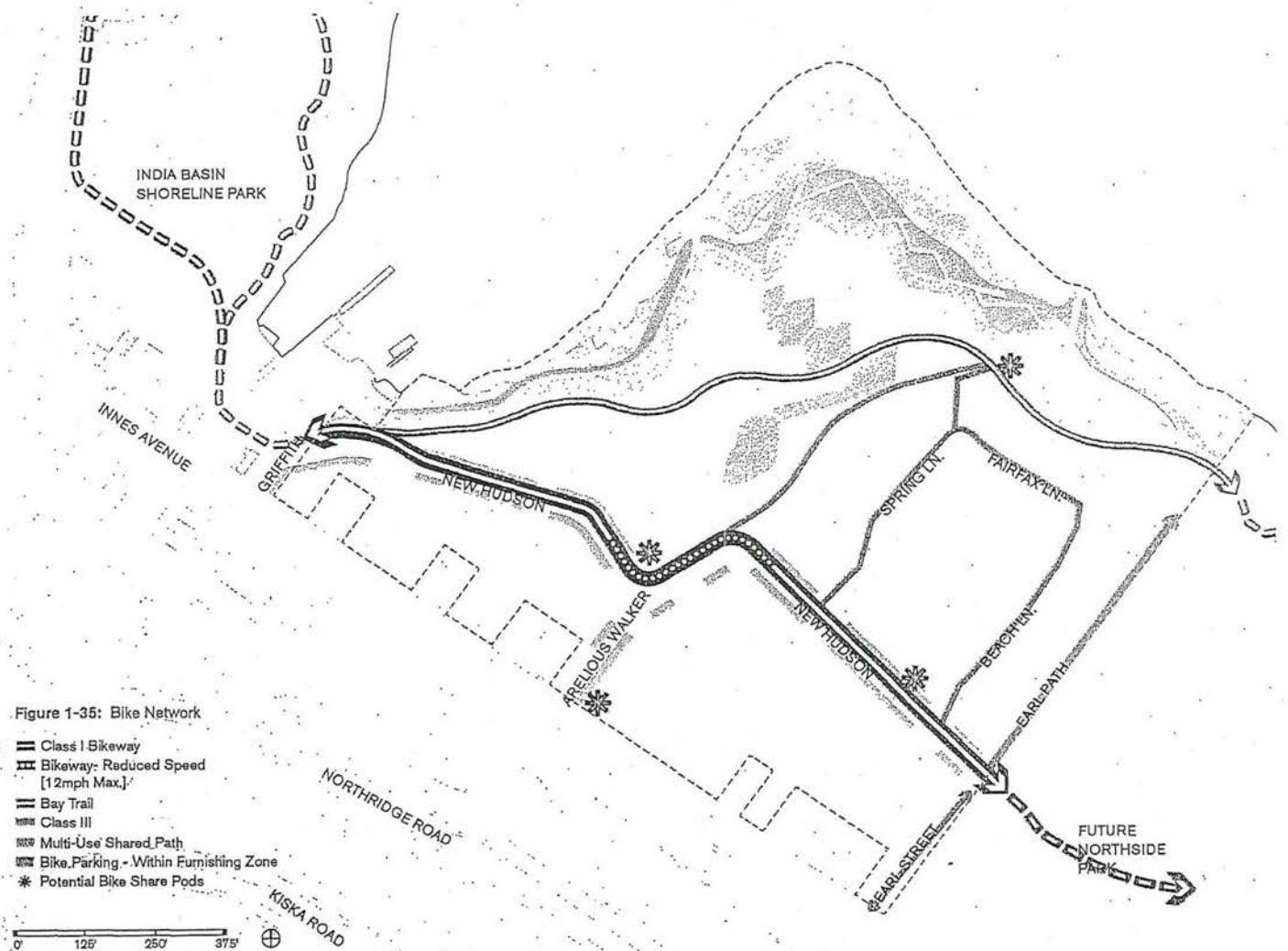


Figure 1-35: Bike Network

## 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

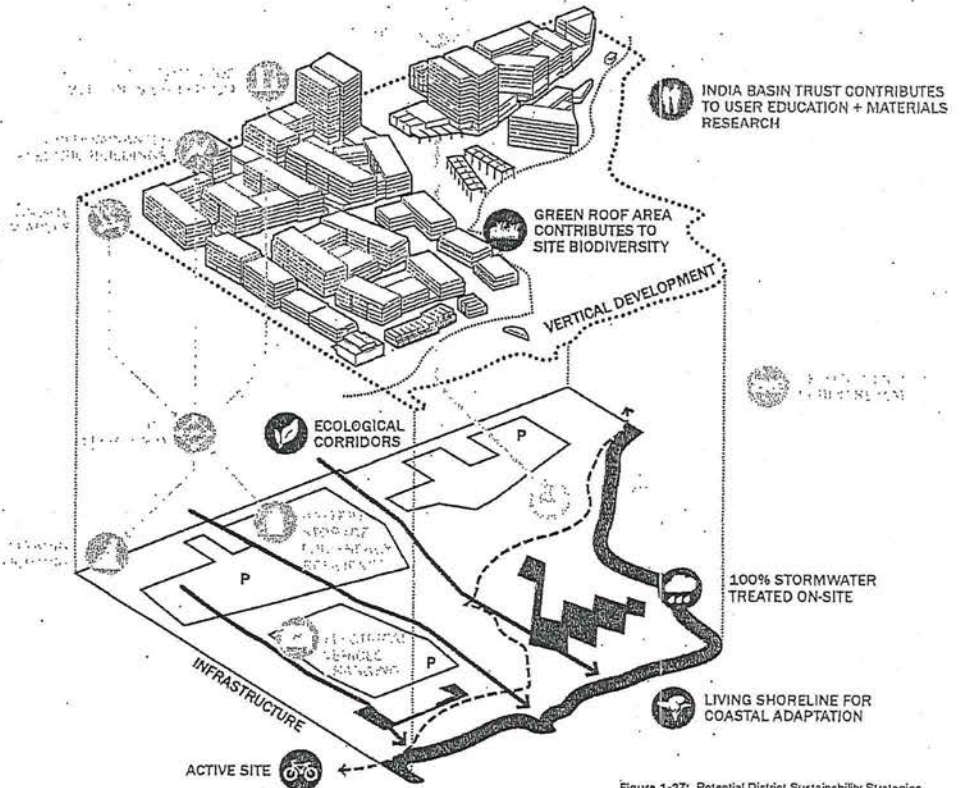
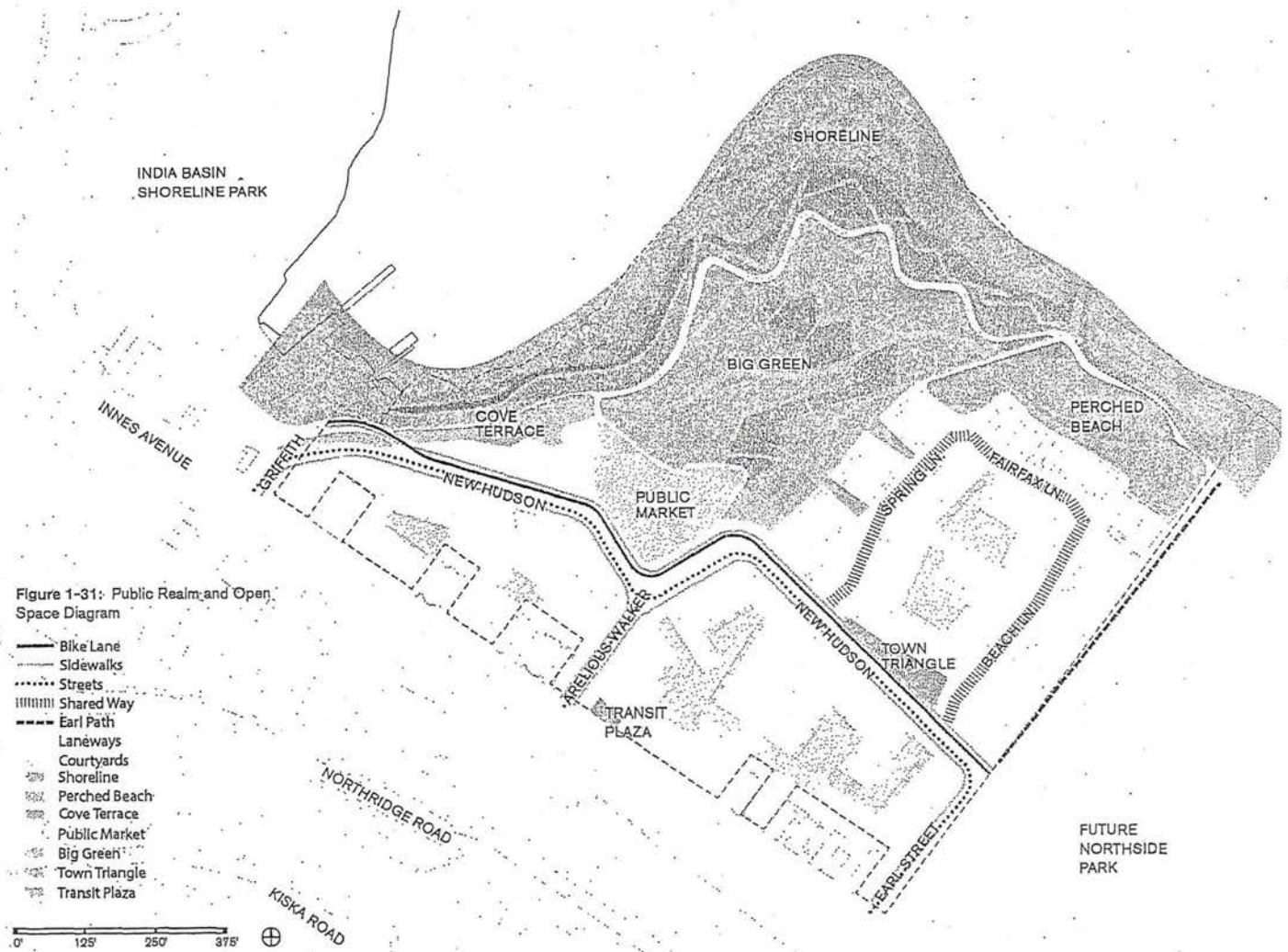


Figure 1-37: Potential District Sustainability Strategies

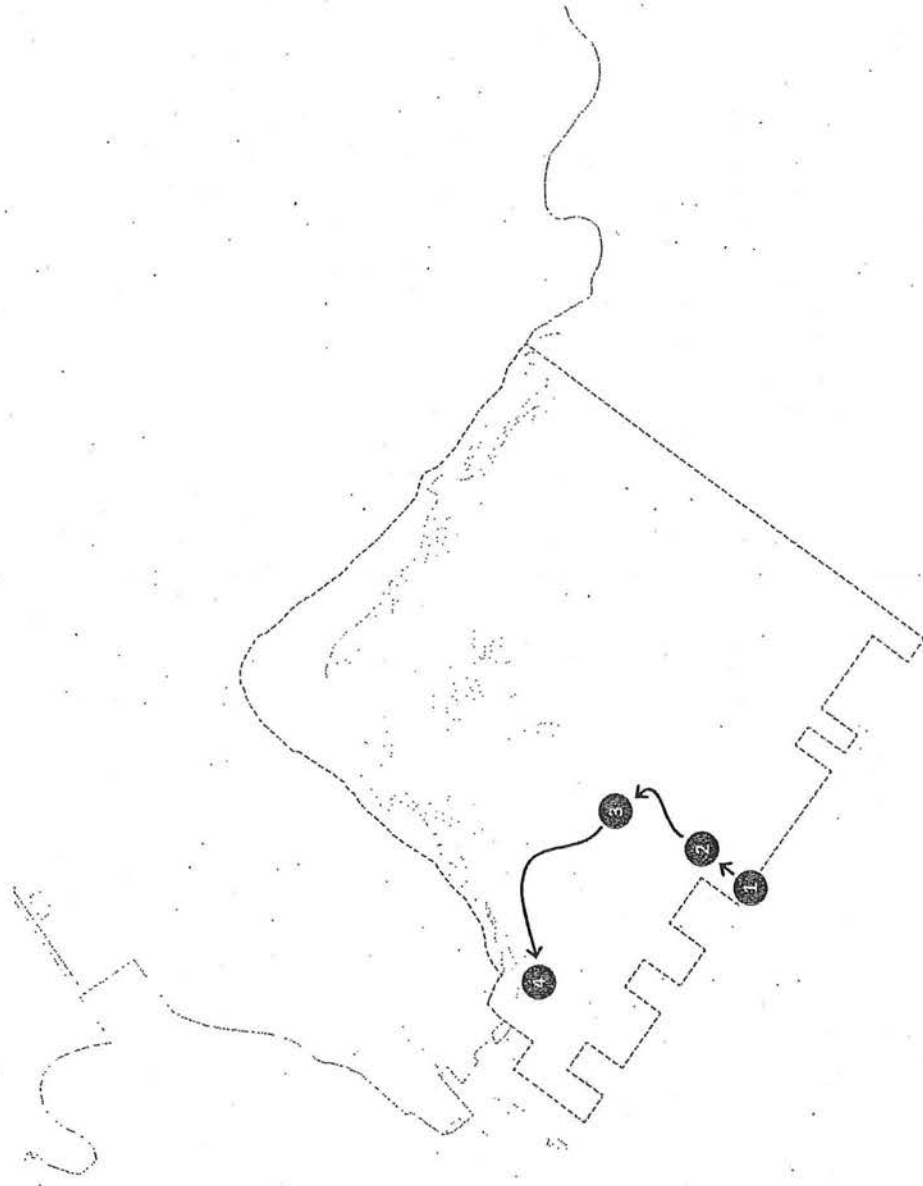


# DIVERSE PUBLIC REALM & OPEN SPACE



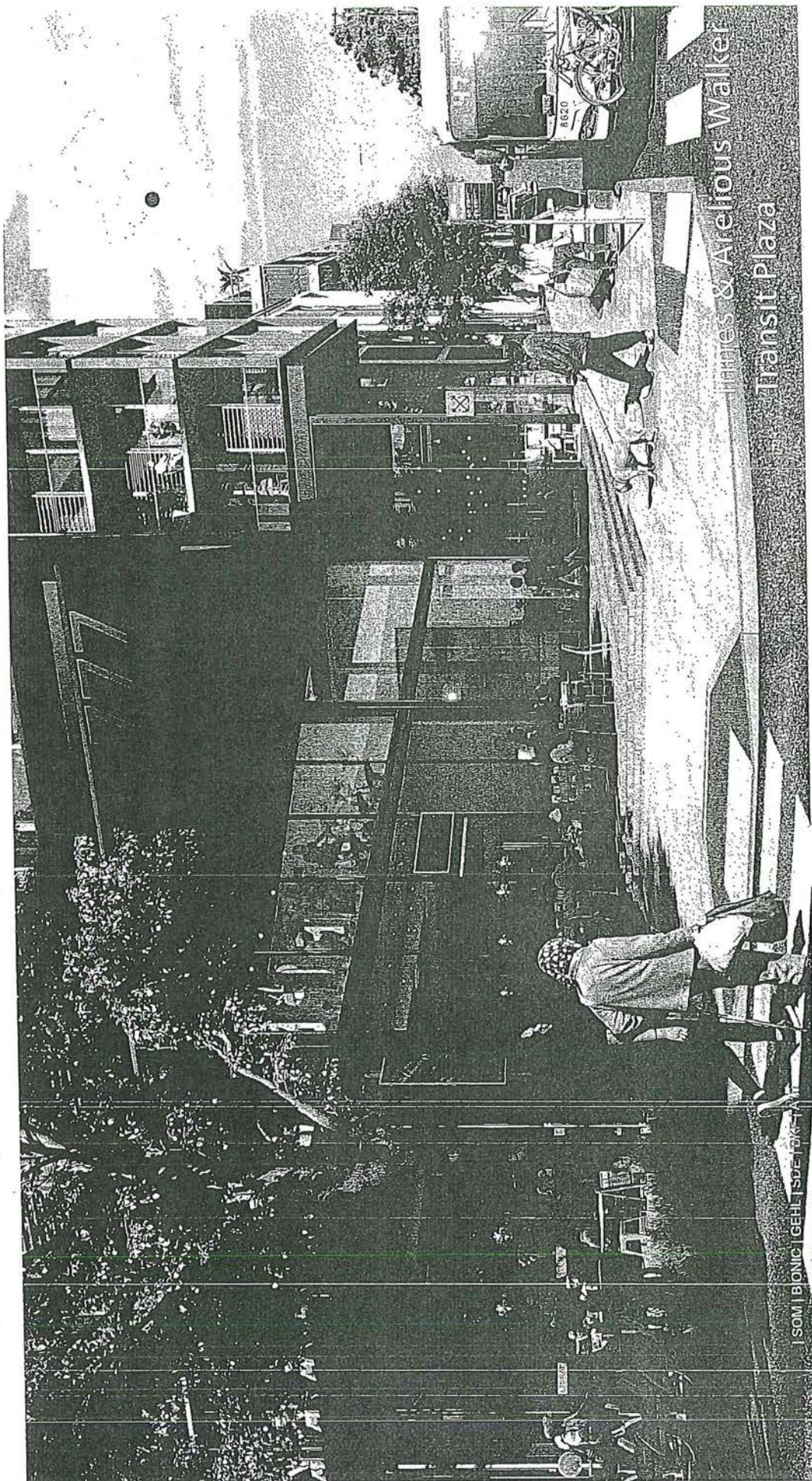
**BUILD:** | SOM | BIONIC | GEHL | SDE | BKF | A10

## ARRIVAL EXPERIENCE



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

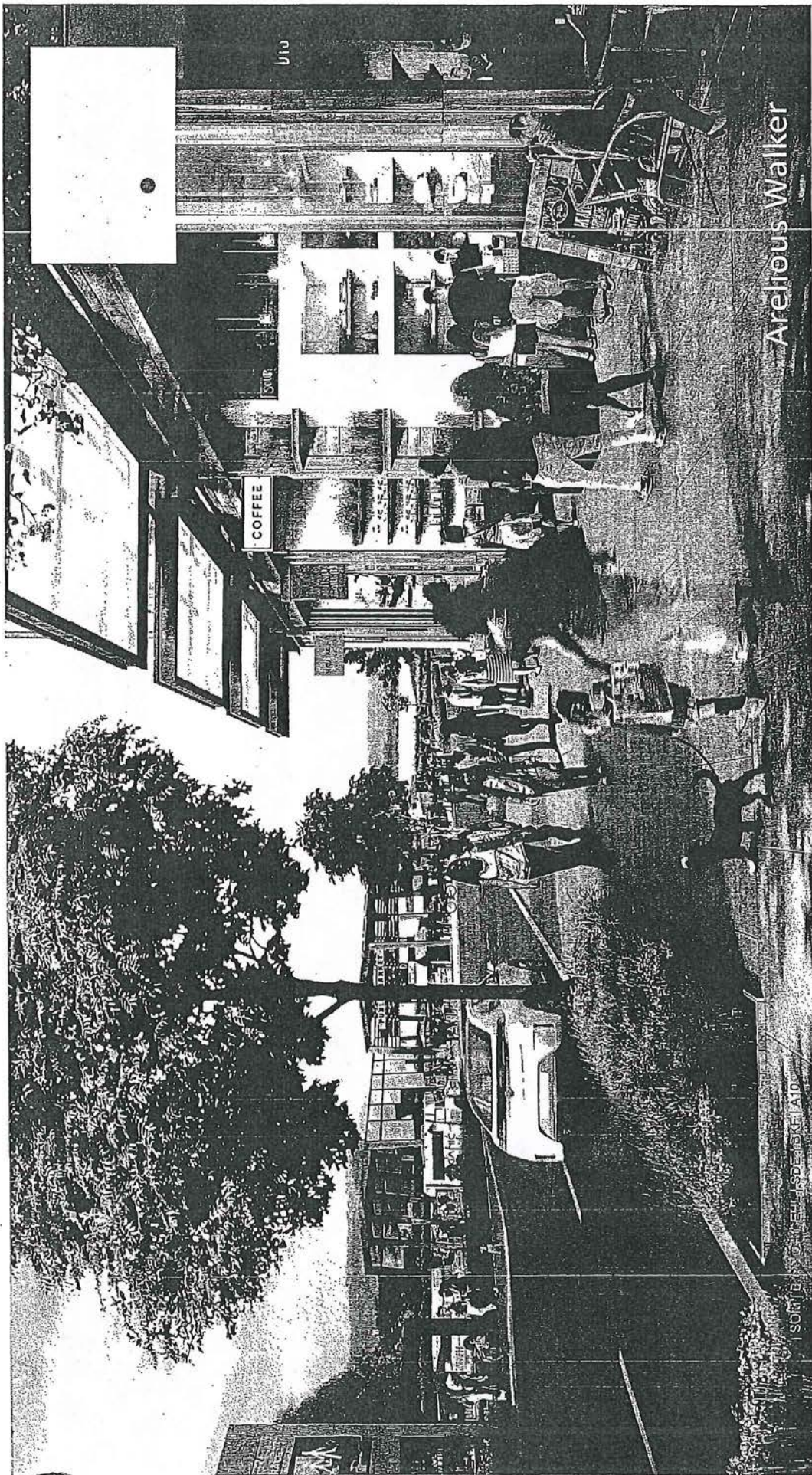




Hampes & Arelous Walker  
Transit Plaza

1 SOM | BIONIC | GEHL | TSUE | PARK  
and other architects

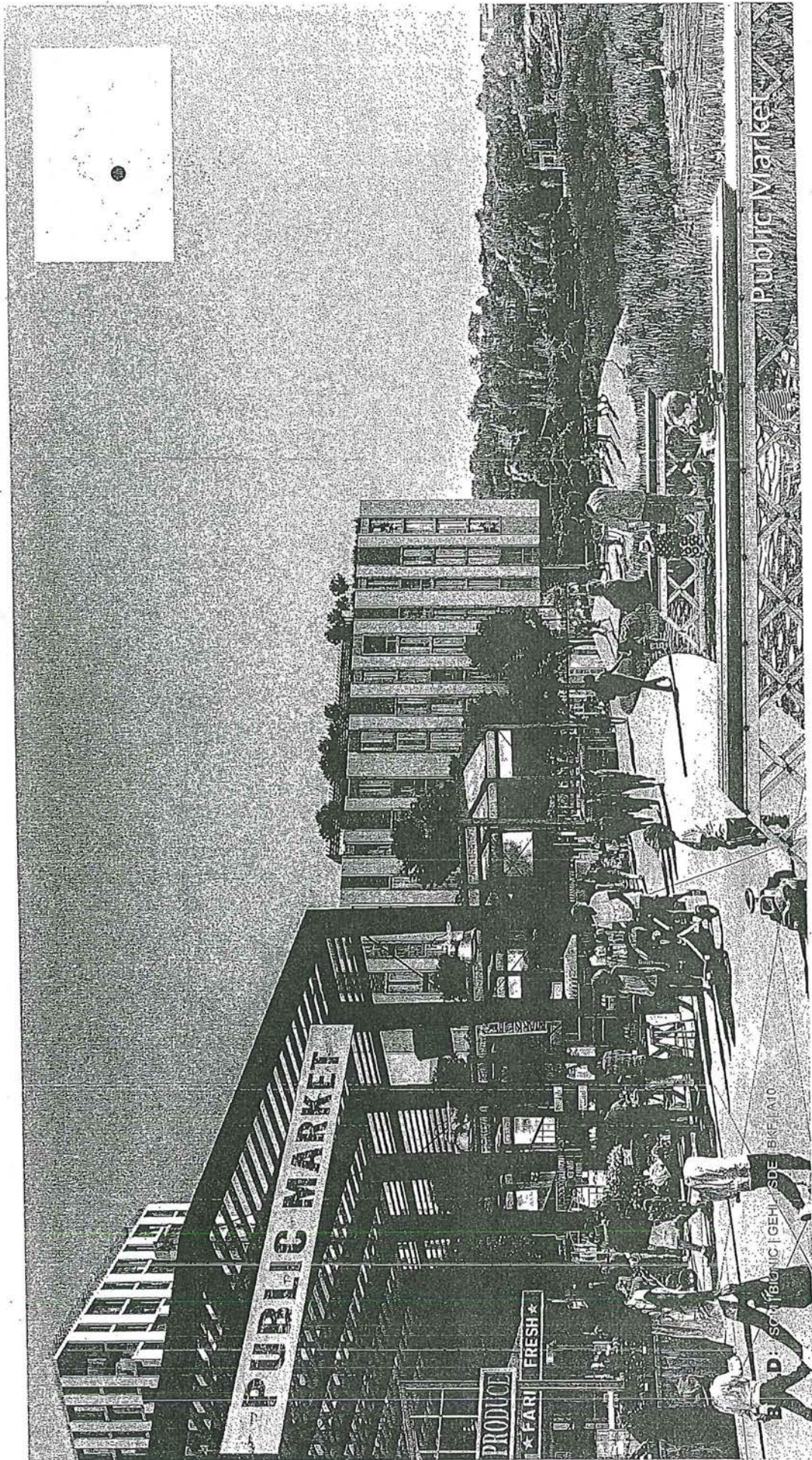




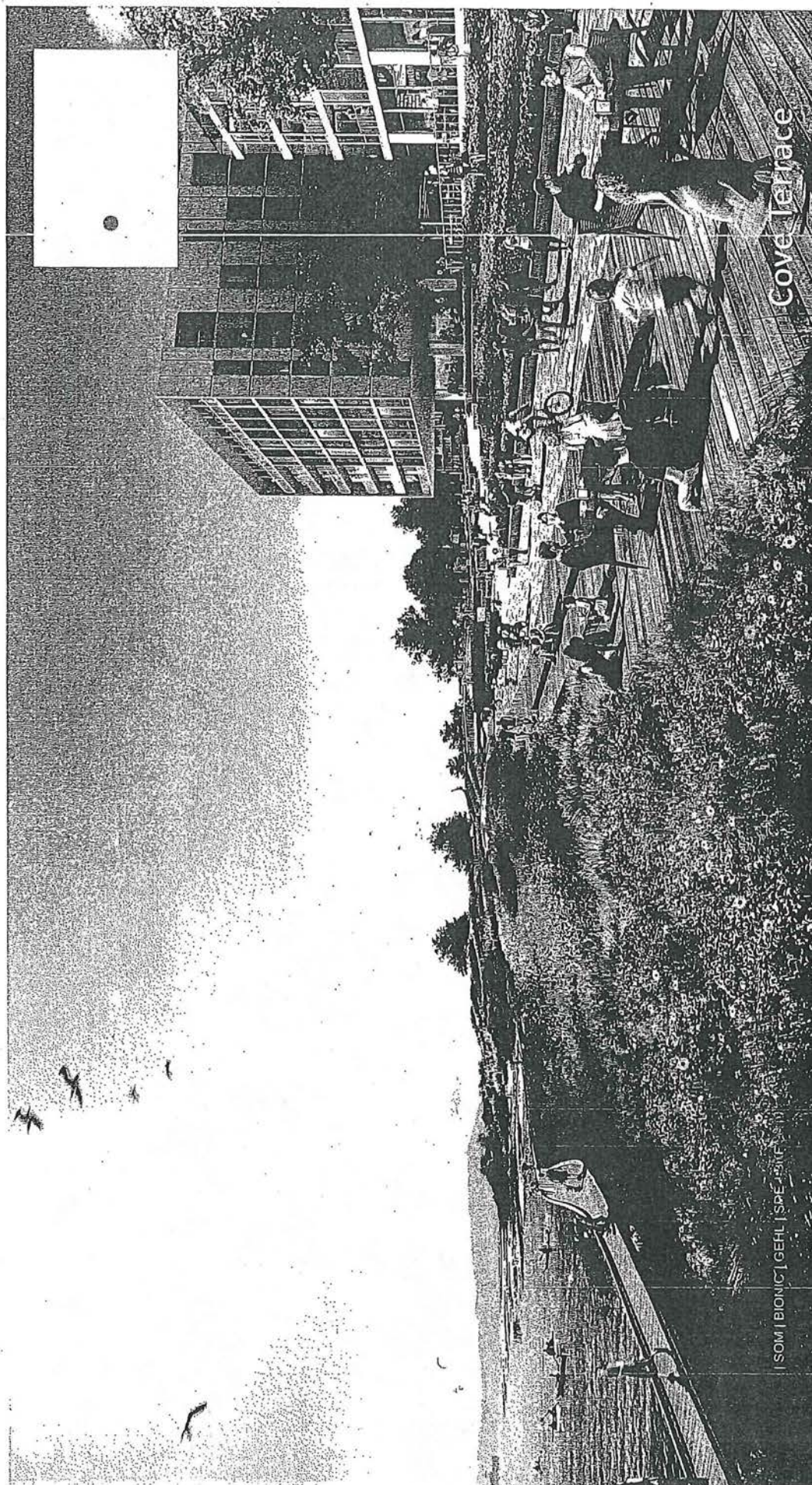
Aréious Walker

10/10/10 10/10/10 10/10/10







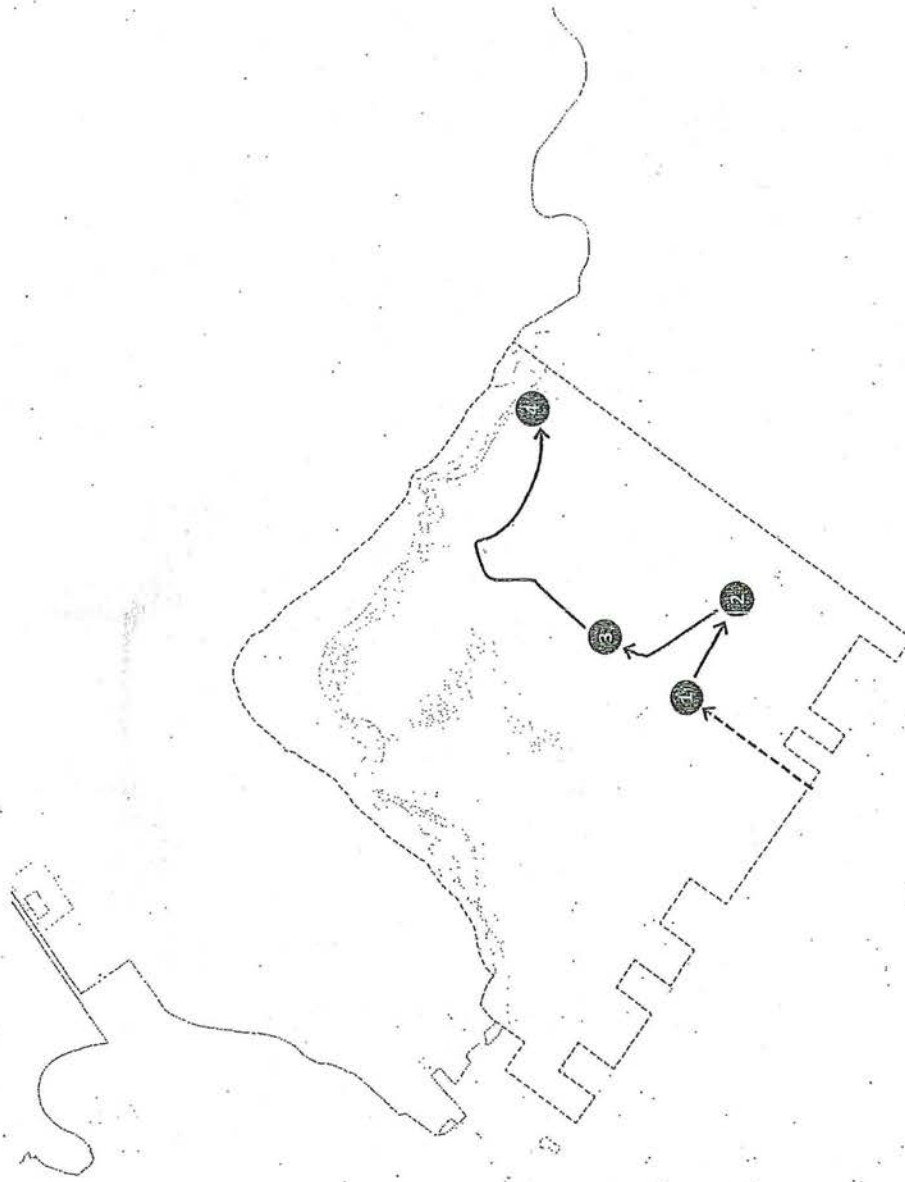


Cove Terrace

SOM | BIONIC | GEHL | SPE | SHoP

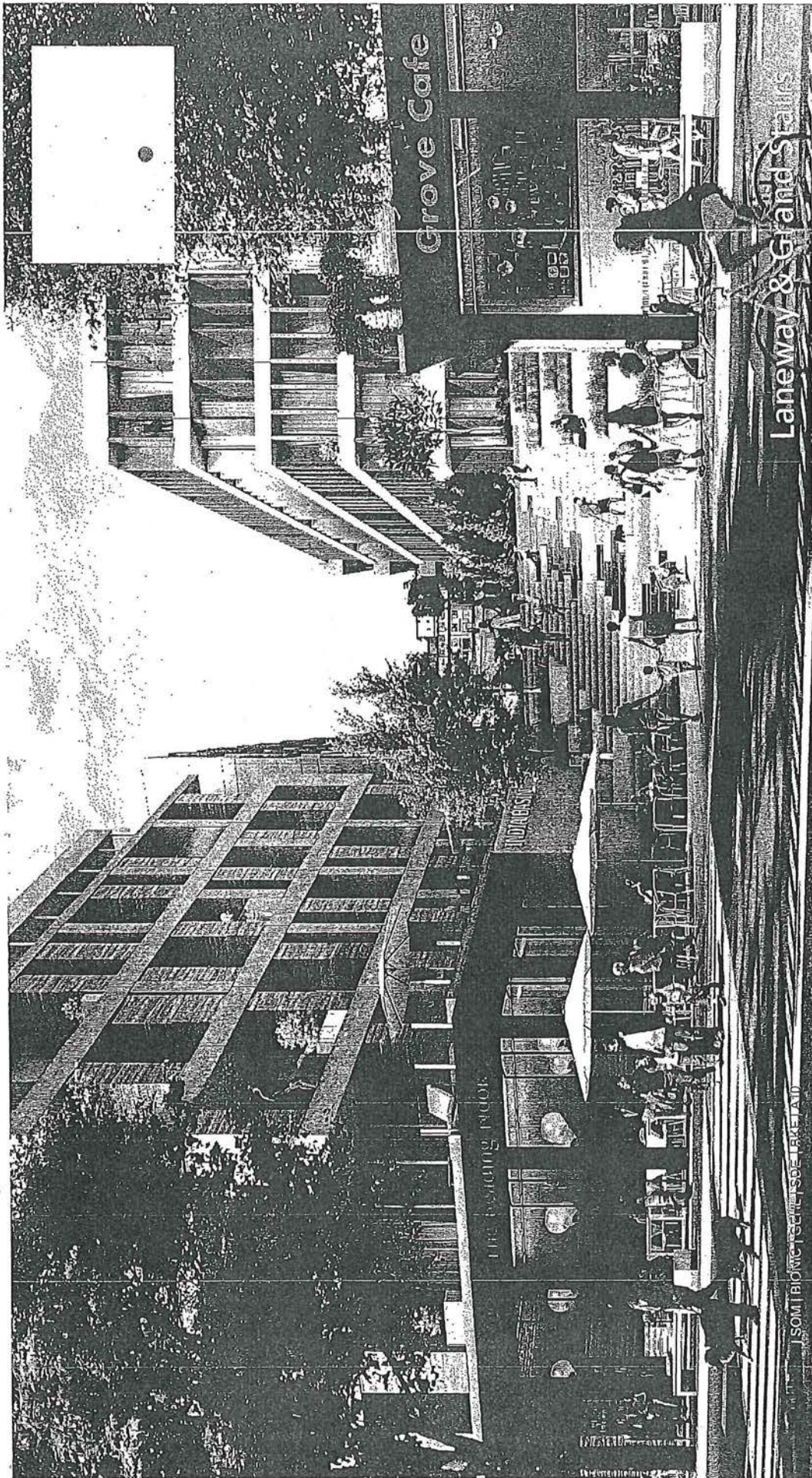


# APPROACHING THE BEACH

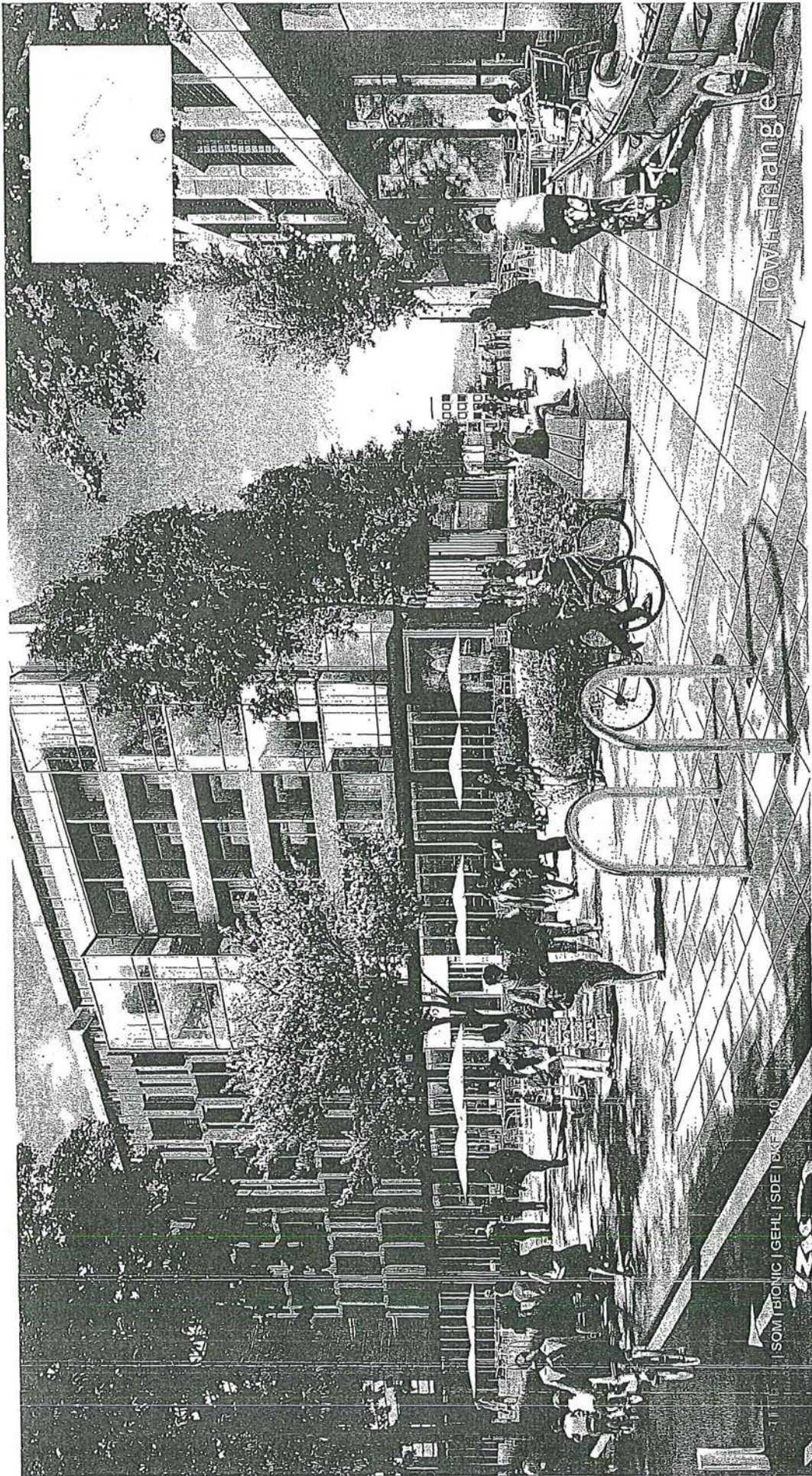


**BUILD:** | SOM | BIONIC | GEHL | SDE | BKF | A10

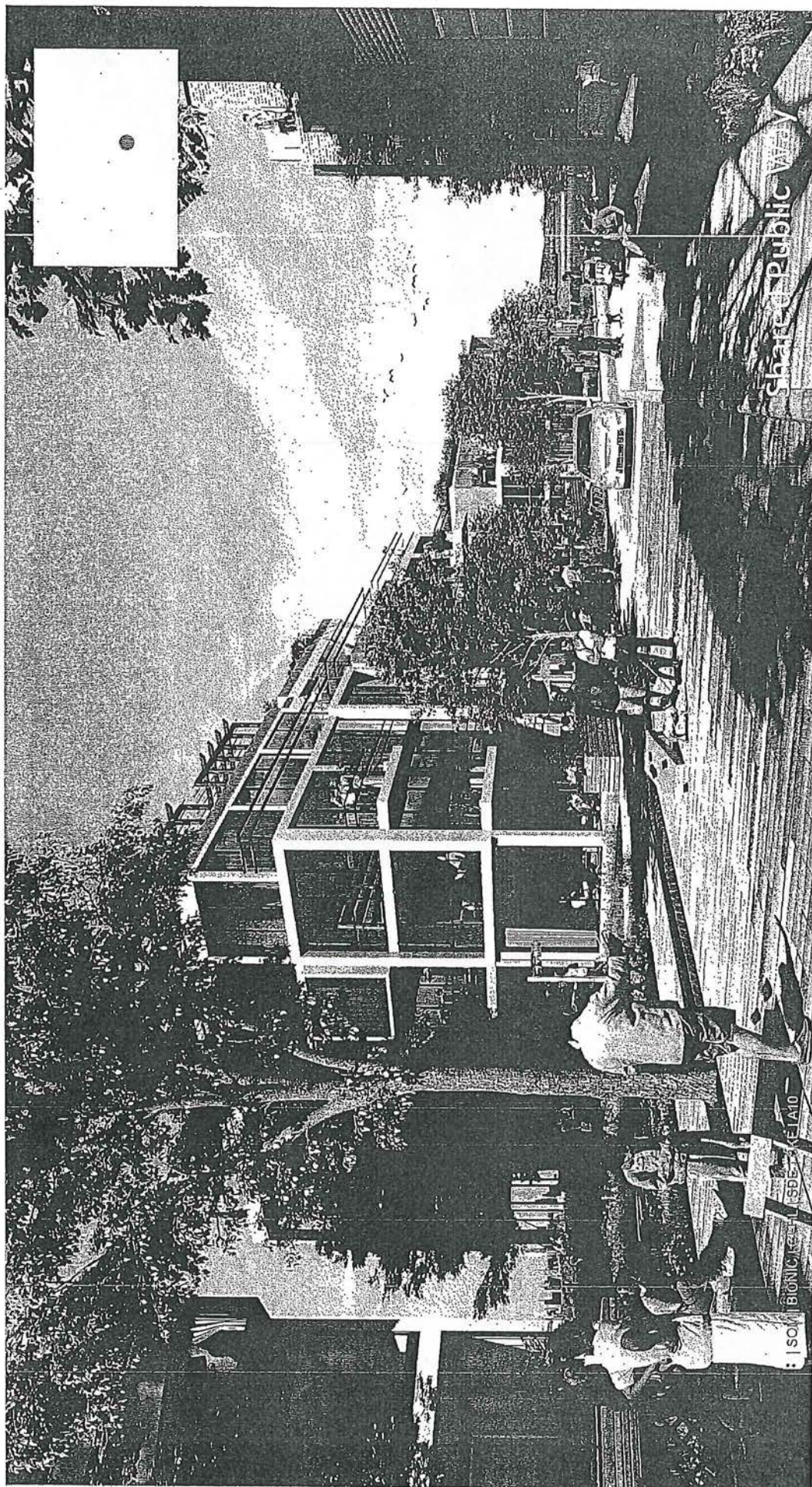










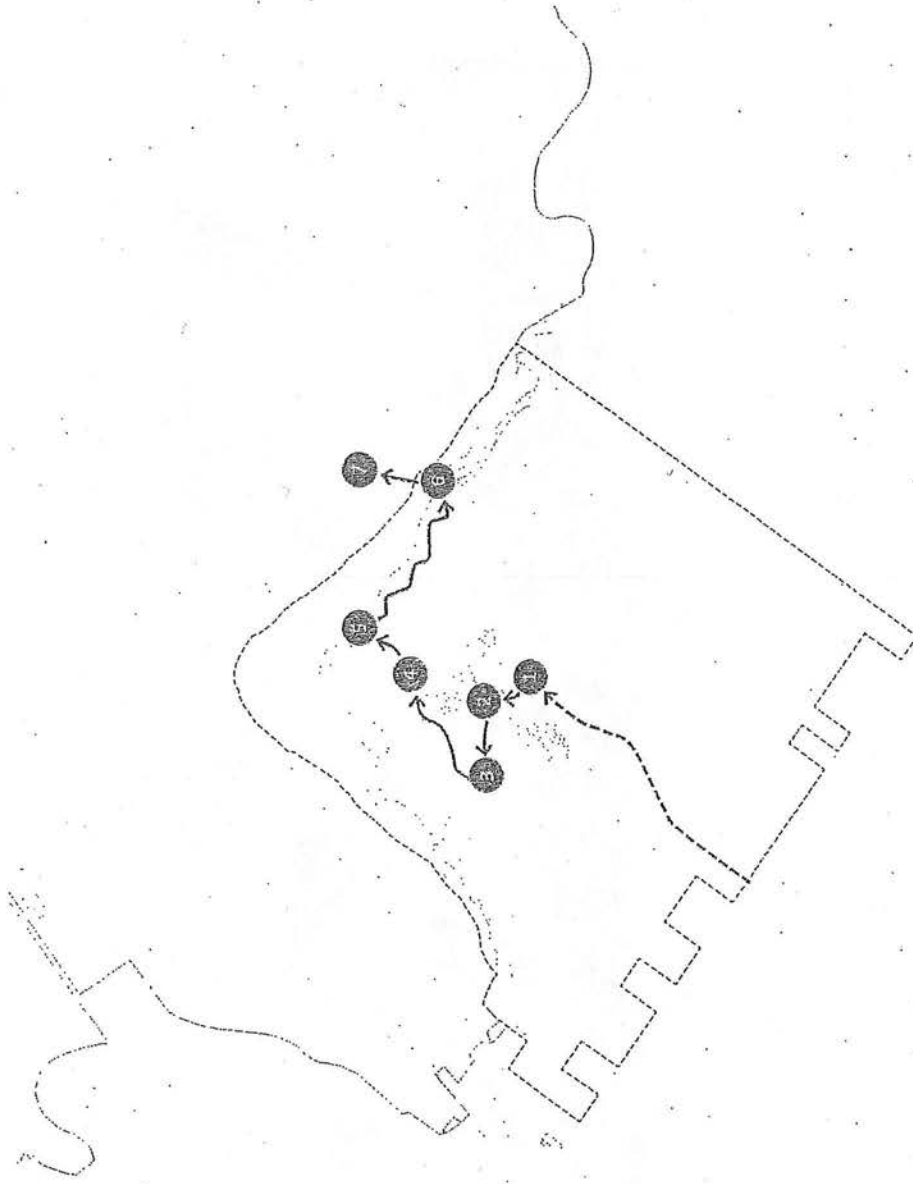






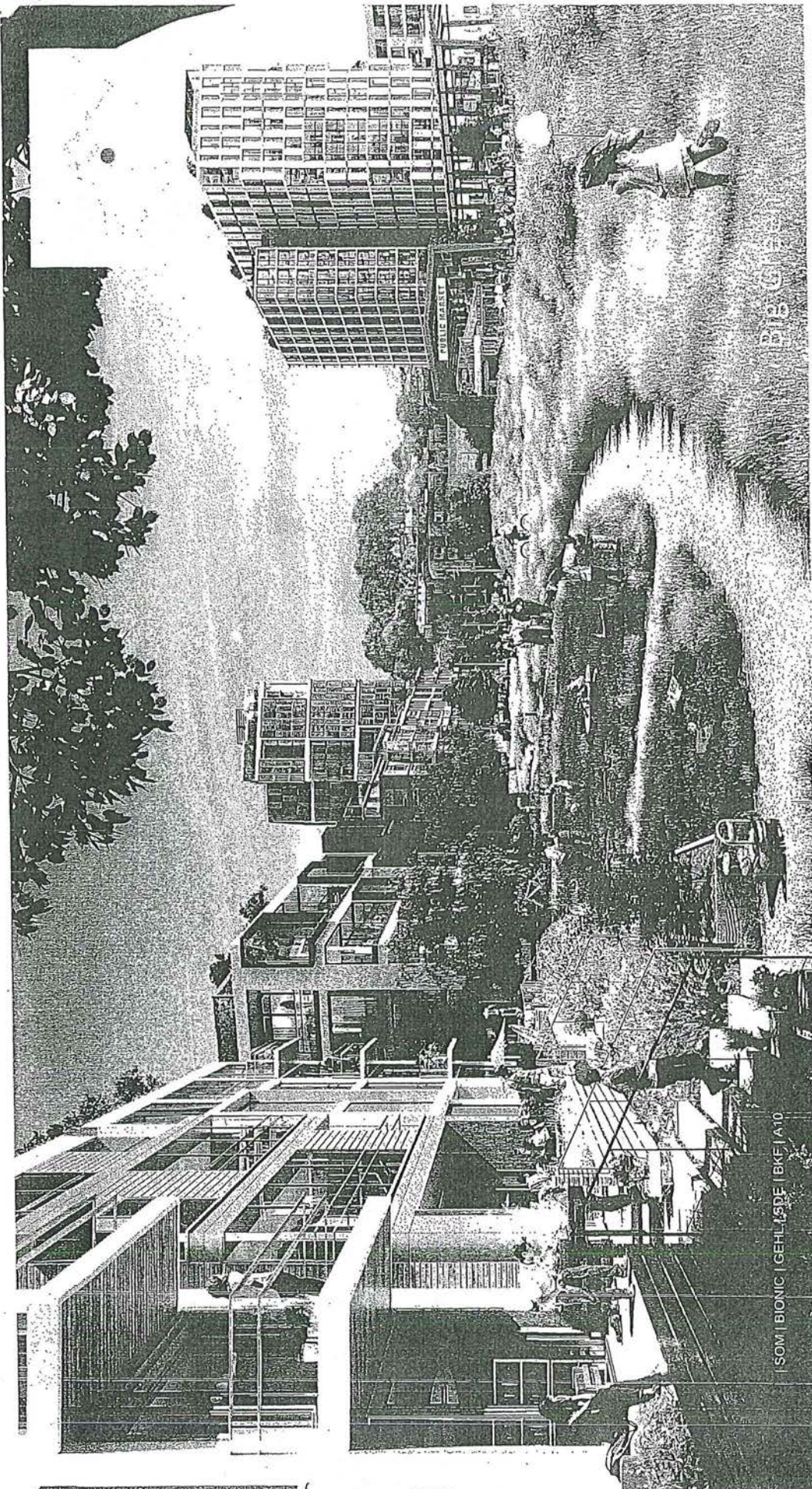


## THE BIG GREEN & SHORELINE



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

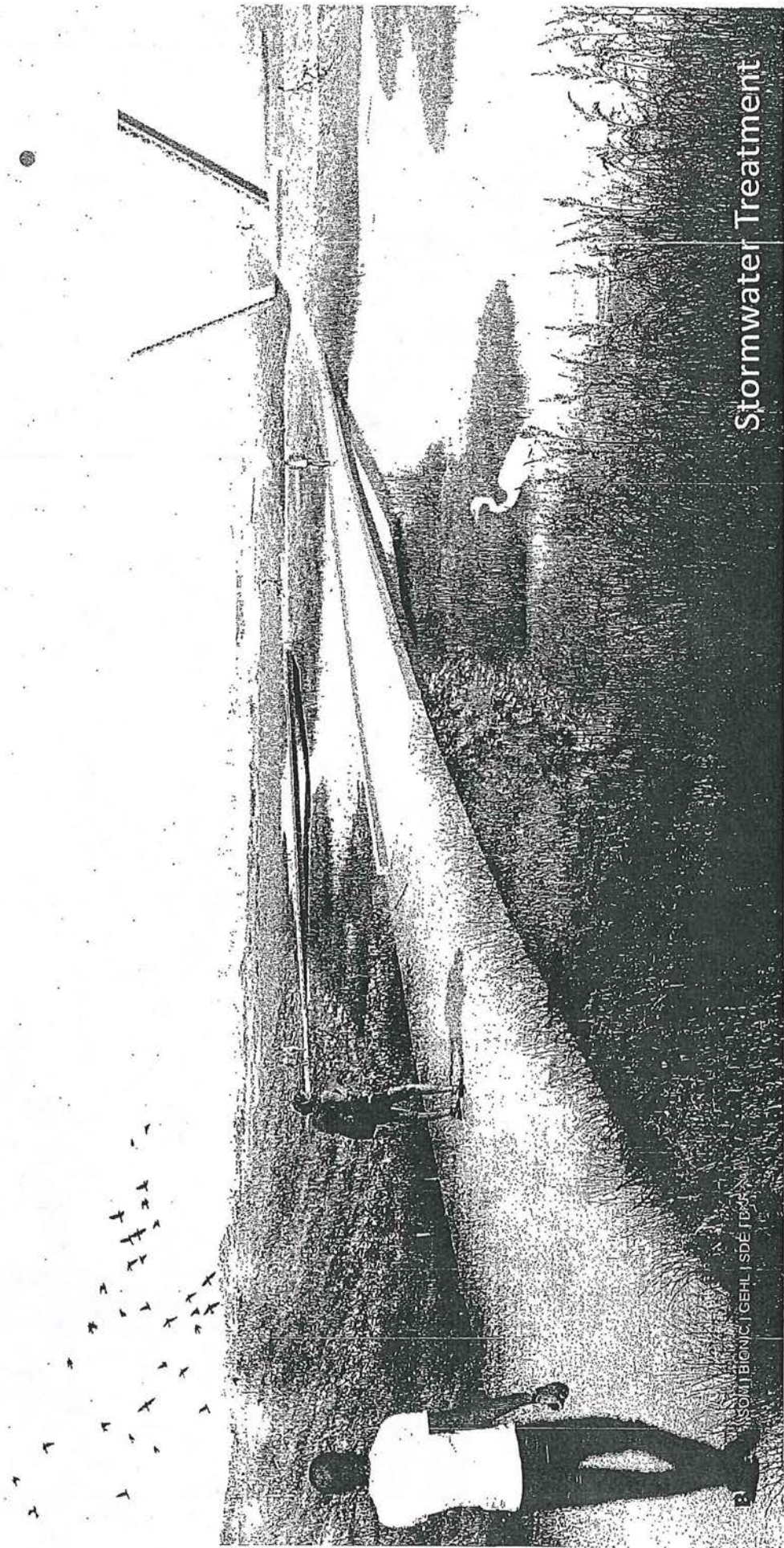




SOM | BIONIC | GEHL | SDE | BKE | A10

PUBLIC MARKET





Stormwater Treatment





BUILD

THE JOURNAL OF THE

AMERICAN SOCIETY OF

ARCHITECTS

VOLUME 10

Bay Trail

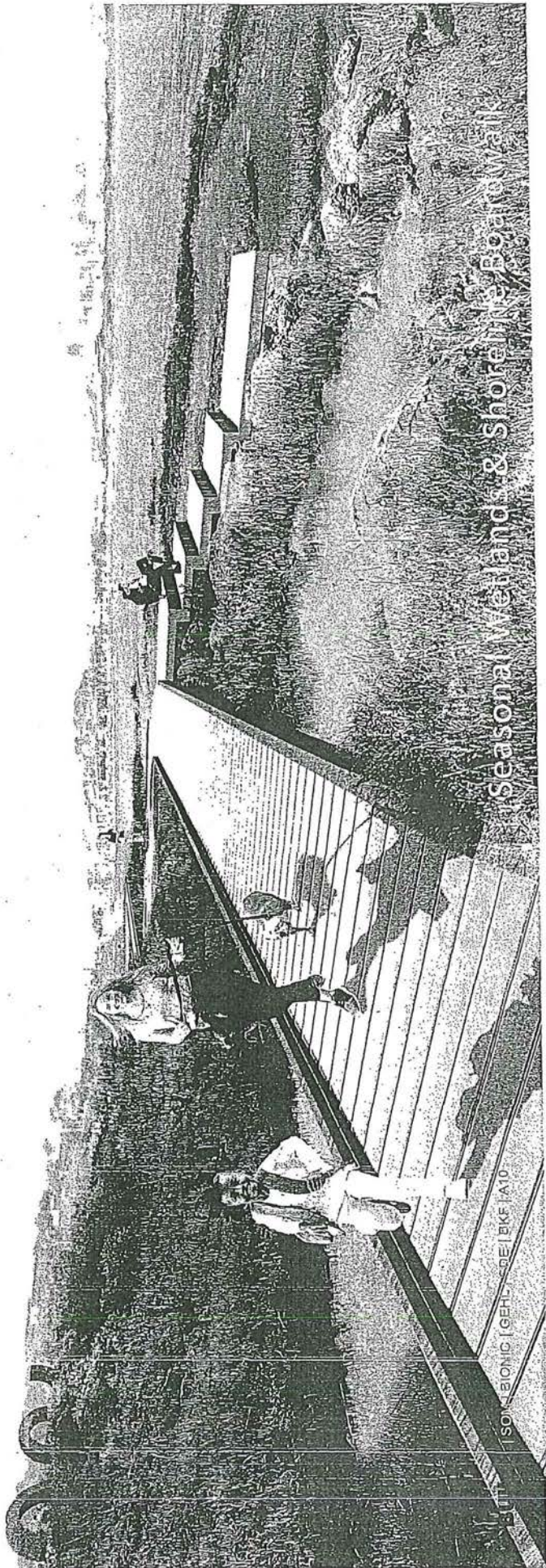




Big Green Hiking Trail

ISOMI B&B INC. (GEH) 1503 105TH AVE

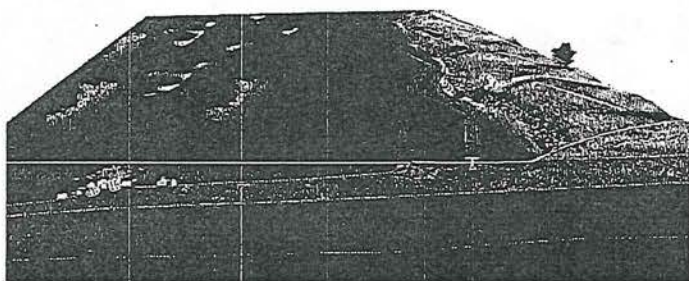






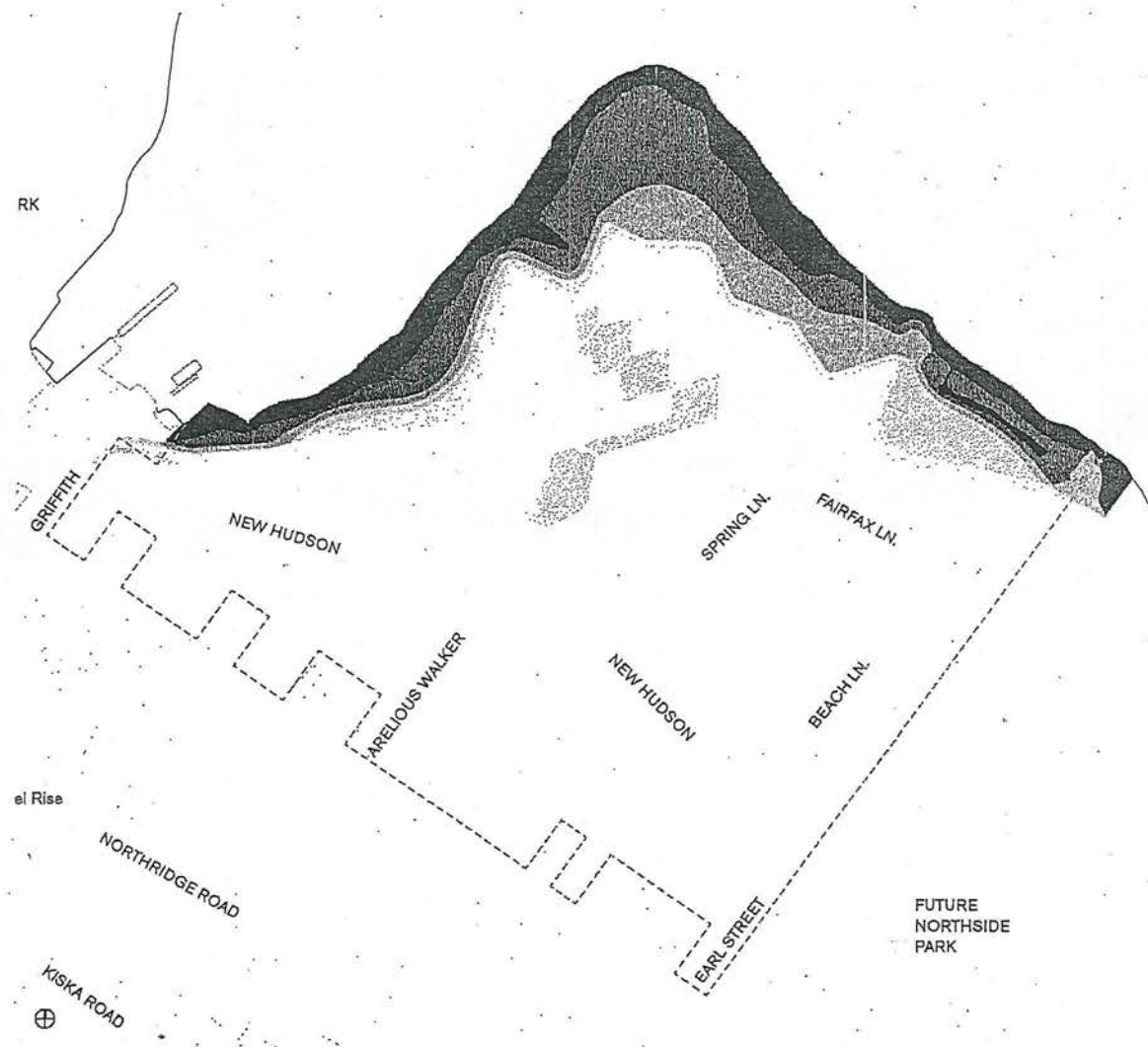
## SEA LEVEL RISE Shoreline Improvements

876



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







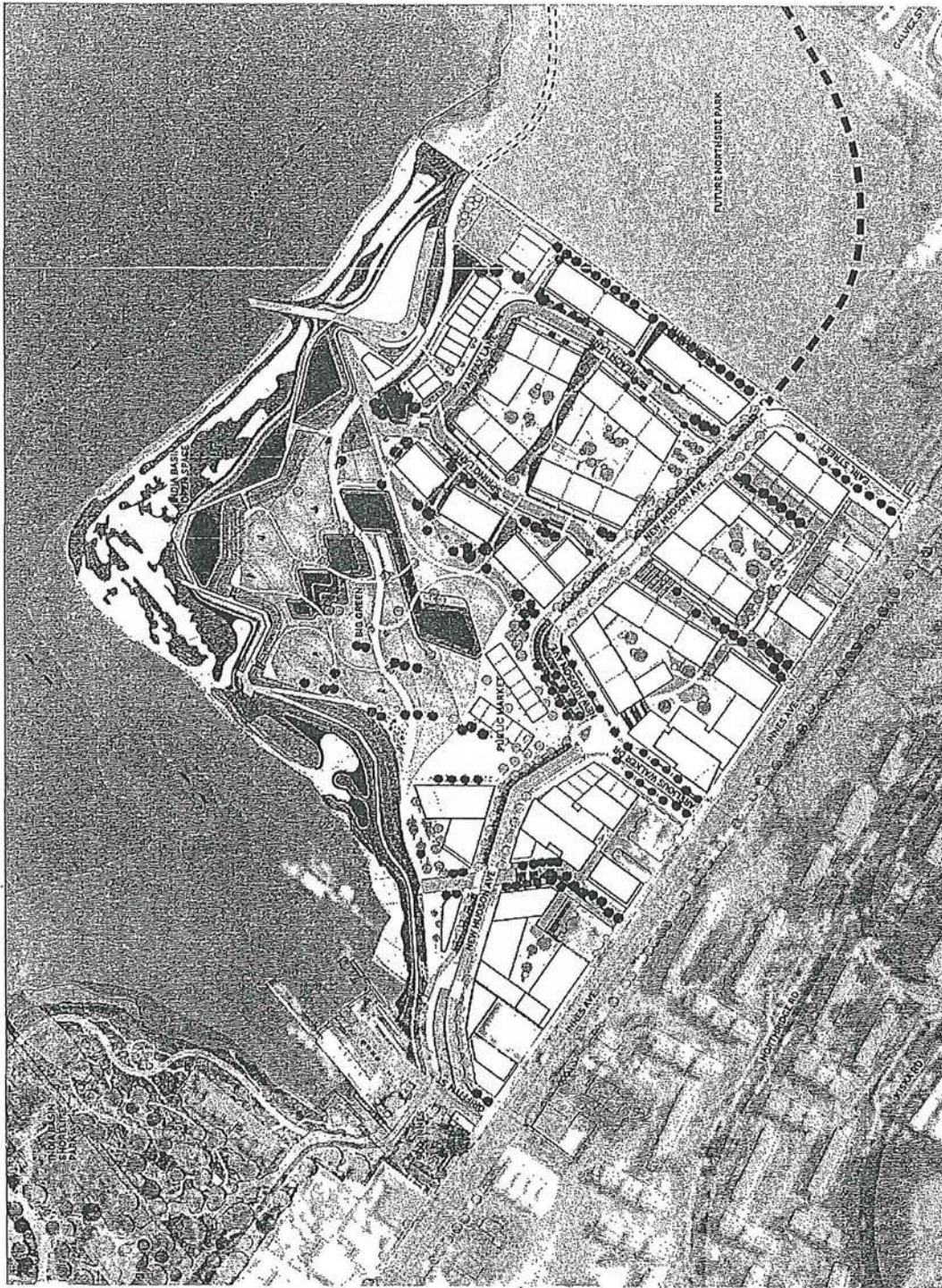
Shoreline Path and City View

BUILD YOUR FUTURE

877



# PHASING



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





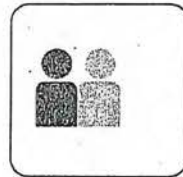
| SOM | BIONIC | GEHL | SDE | BKF | A10



## DEVELOPMENT AGREEMENT Negotiation Framework



HOUSING  
AFFORDABILITY



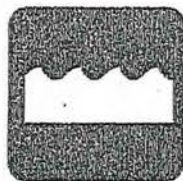
EQUITY &  
DIVERSITY



WORKFORCE  
DEVELOPMENT



TRANSPORTATION



SEA LEVEL  
RISE



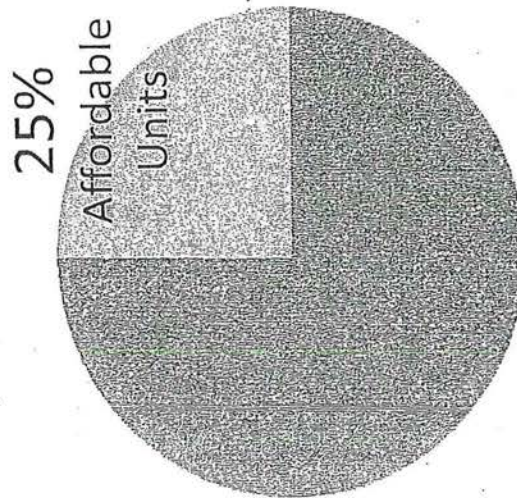
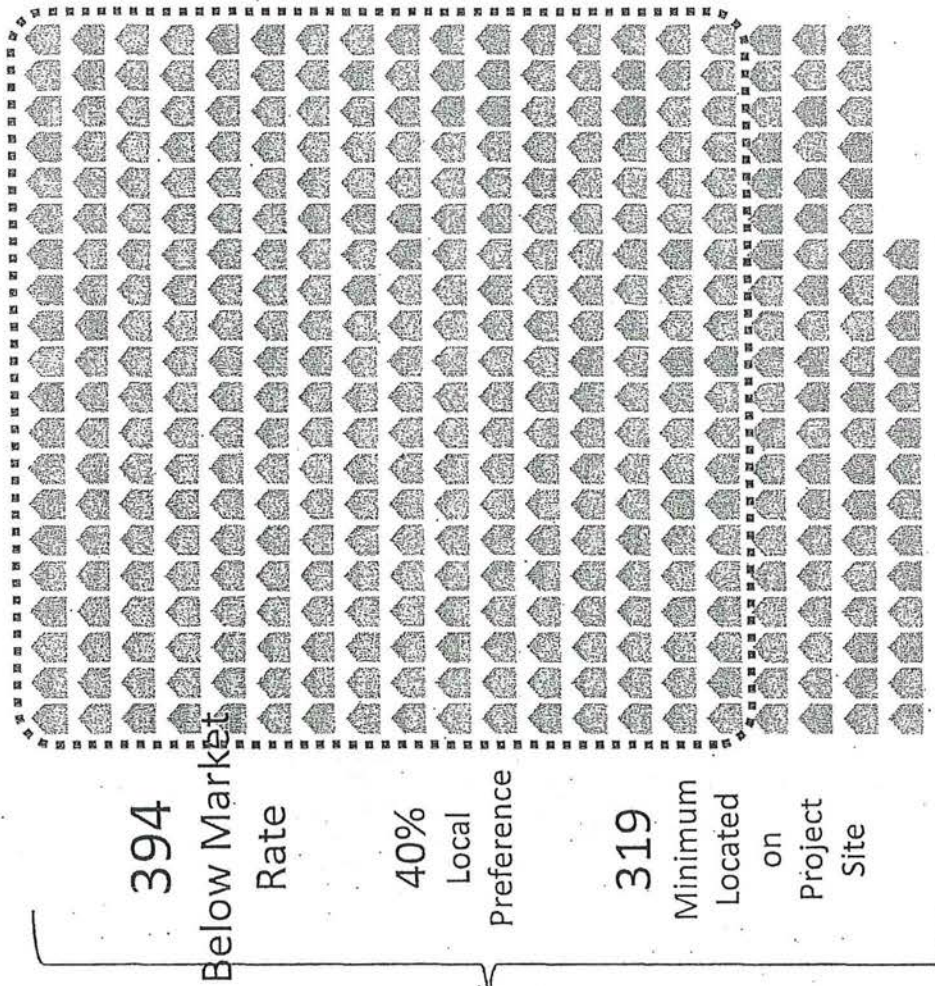
SUSTAINABILITY



OPEN SPACE

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

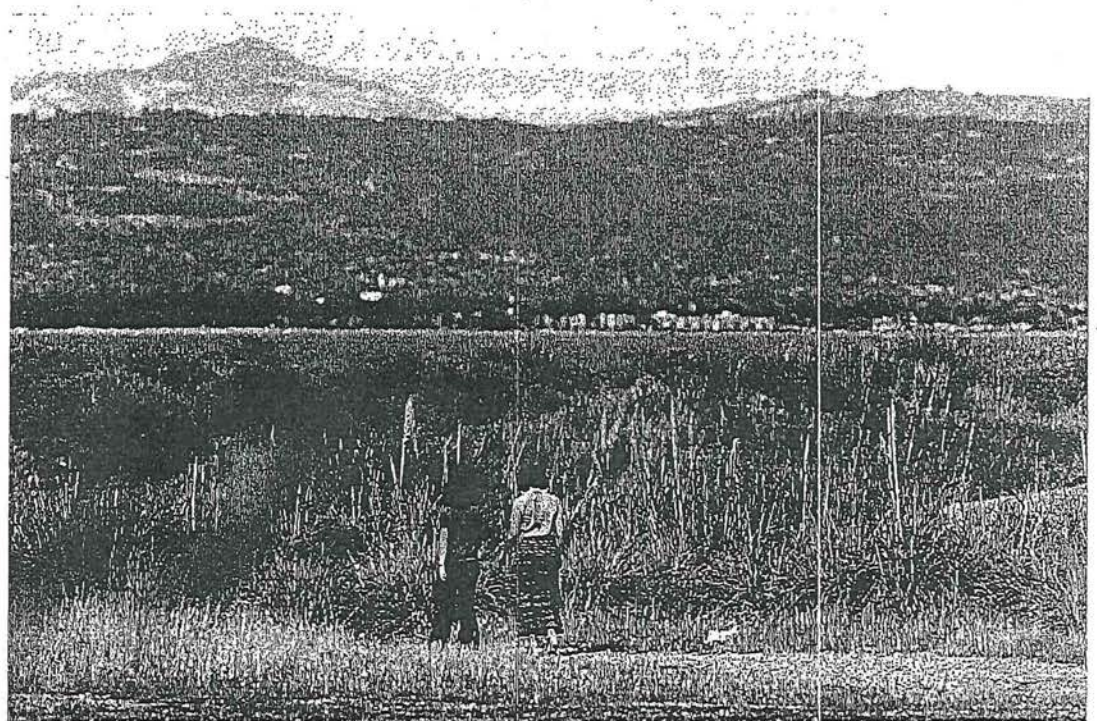
# DEVELOPMENT AGREEMENT Affordable Housing





## 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



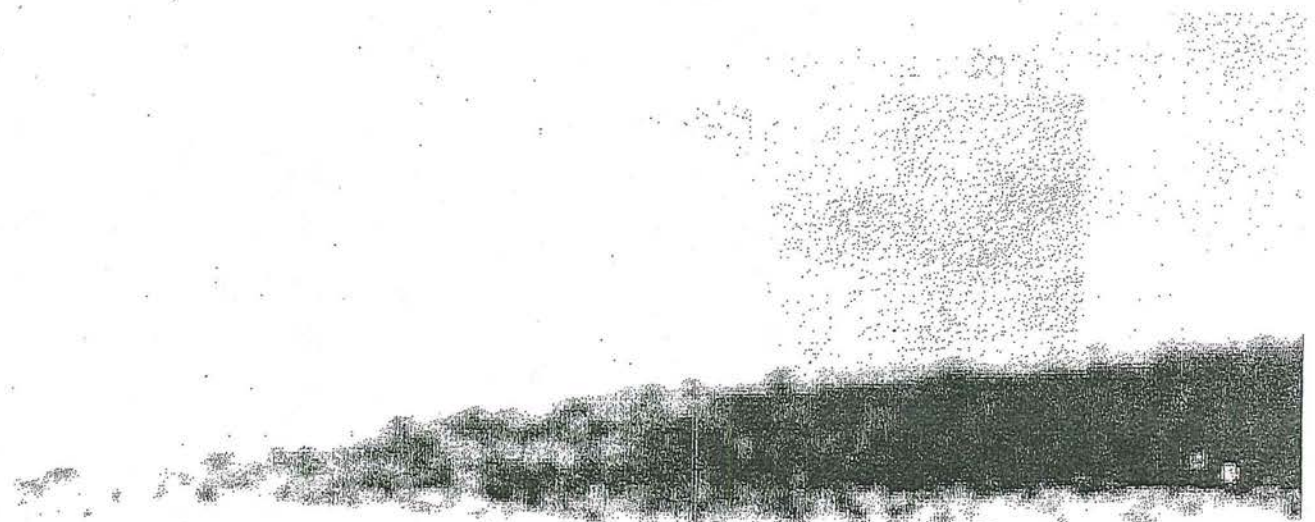
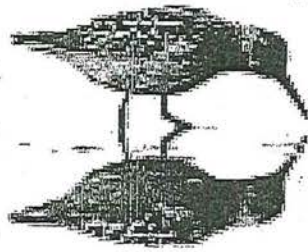


## DEVELOPMENT AGREEMENT Open Space

- 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



**\$43 Million**  
Community Facilities District  
For Future Sea-Level-Rise Mitigation

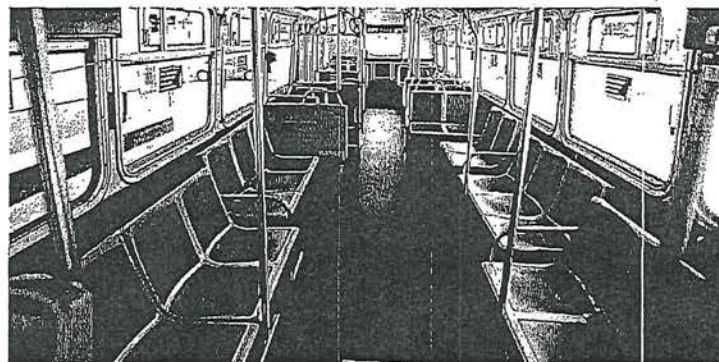


## DEVELOPMENT AGREEMENT

### Additional Benefits



Onsite childcare facility



\$10 Million transit fee contribution



First Source hiring opportunity



17% Local business enterprise goal

[www.indiabasinsf.com](http://www.indiabasinsf.com)







## 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@sfc-409.org](mailto:ccho@sfc-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:

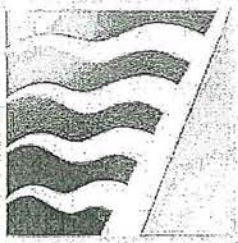
- Onsite option: (394 affordable) / 1575 total = 25%
- On/Offsite option: (319 onsite + 100 offsite) / 1675 total = 25%

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<sub>2.5</sub>) from the Project's construction and operation activities. PM<sub>2.5</sub> 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<sub>2.5</sub> 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<sub>2.5</sub> 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 10<sup>th</sup> 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<sub>2.5</sub> concentrations are sufficient. The Project's PM<sub>2.5</sub> 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**  
Katie Rice  
(Vice Chair)

**NAPA COUNTY**  
Brad Wagenknecht

**SAN FRANCISCO COUNTY**  
Rafael Mandelman  
Hillary Ronen  
Tyrone Jue  
(SF Mayor's Appointee)

**SAN MATEO COUNTY**  
David Canepa  
Carole Groom  
Doug Kim

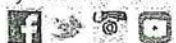
**SANTA CLARA COUNTY**  
Margaret Abe-Koga  
Cindy Chavez  
Liz Kniss  
Rod G. Sinks  
(Secretary)

**SOLANO COUNTY**  
Pete Sanchez  
James Sperling

**SONOMA COUNTY**  
Teresa Barrett  
Shirlee Zane

Jack P. Broadbent  
EXECUTIVE OFFICER/APCO

Connect with the  
Bay Area Air District:



375 BEALE STREET, SUITE 600 • SAN FRANCISCO CA • 94105 • 415.771.6000 • [www.baaqmd.gov](http://www.baaqmd.gov)



**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<sub>2.5</sub>), 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](mailto: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

180680  
180681  
180816

**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](mailto: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.

###

180816  
180680  
180681

**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](mailto:malia.cohen@sfgov.org)>; Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>; IBNA board <[ibnabod@googlegroups.com](mailto:ibnabod@googlegroups.com)>; Victoria Lehman <[victoria@bldsf.com](mailto:victoria@bldsf.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.



180816  
180680  
180681

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

## 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!**



Hello members of the Land Use and Transportation Committee,

180816  
180650  
180681  
1/24/18

SUBMITTED IN  
OMM

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 reported 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, Klm, 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.

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

180816  
180680  
180681  
9/24/18

Submitted to  
Committee

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 known 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.

*Mikhail 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



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  
Plate 2  
Plates 3A and 3B  
Plate 4

Vicinity Map  
Plot Plan  
Log Of Exploratory Pit  
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

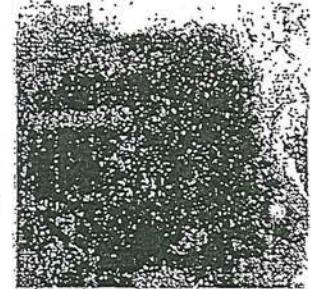
WPN:1535001.RE2

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

30 0 30 60 Feet

Trans Pacific Geotechnical Consultants, Inc.

PLATE 1



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

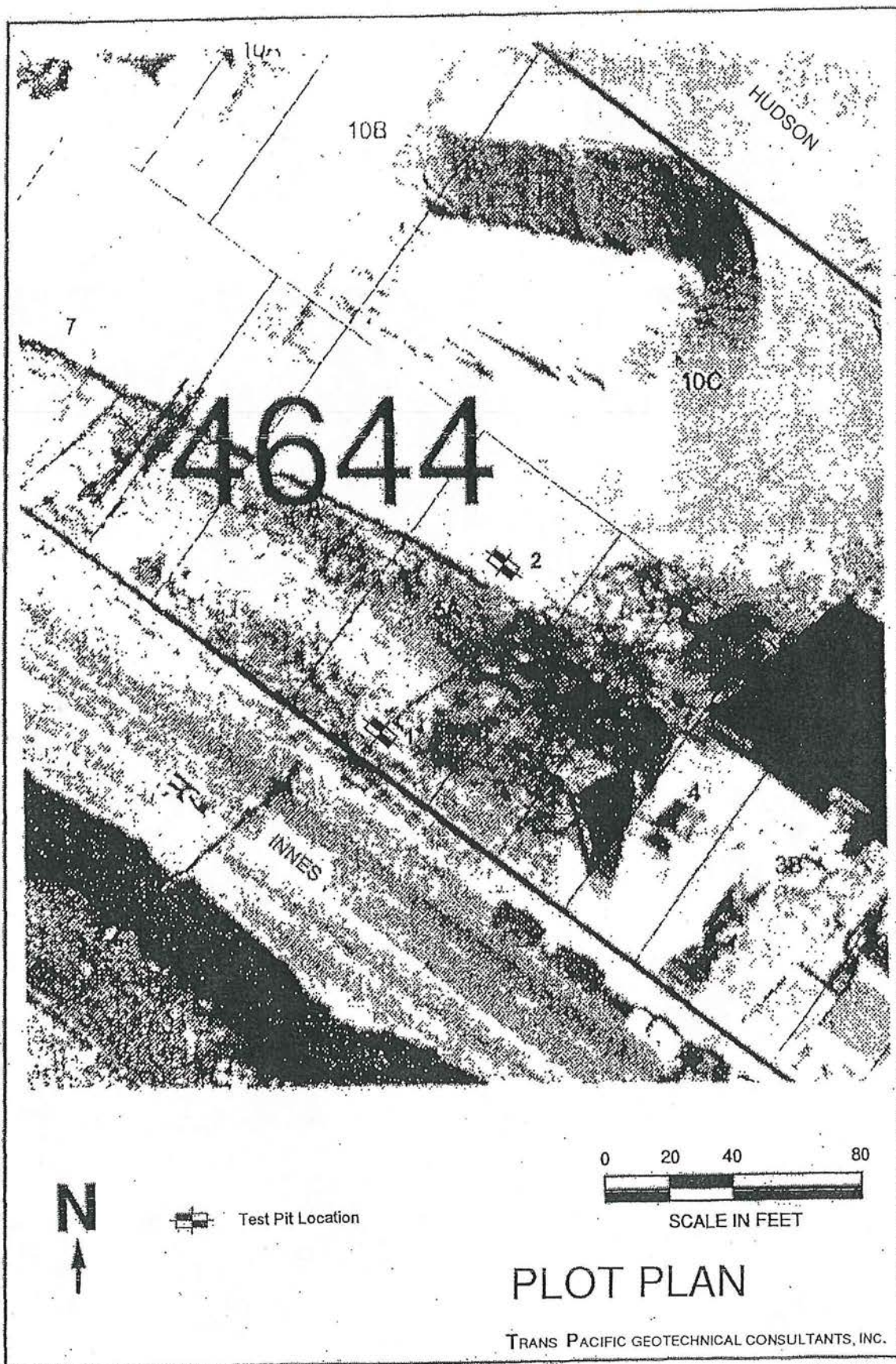


PLATE 2

# TEST PIT 1

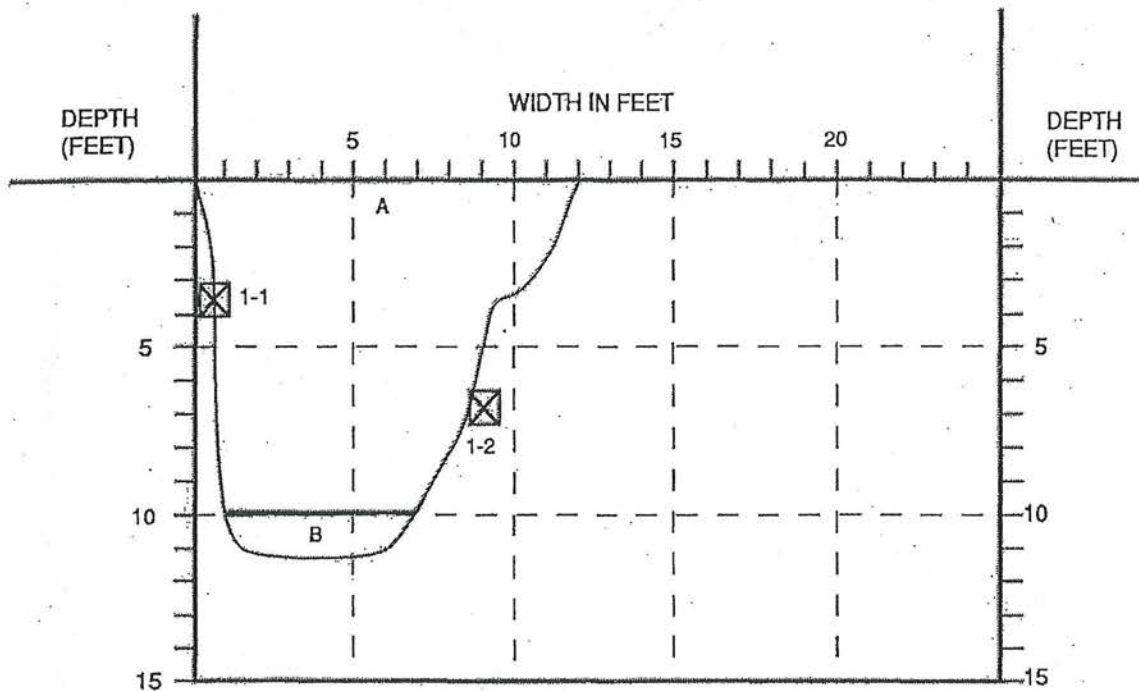
SURFACE ELEVATION: \_\_\_\_\_

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

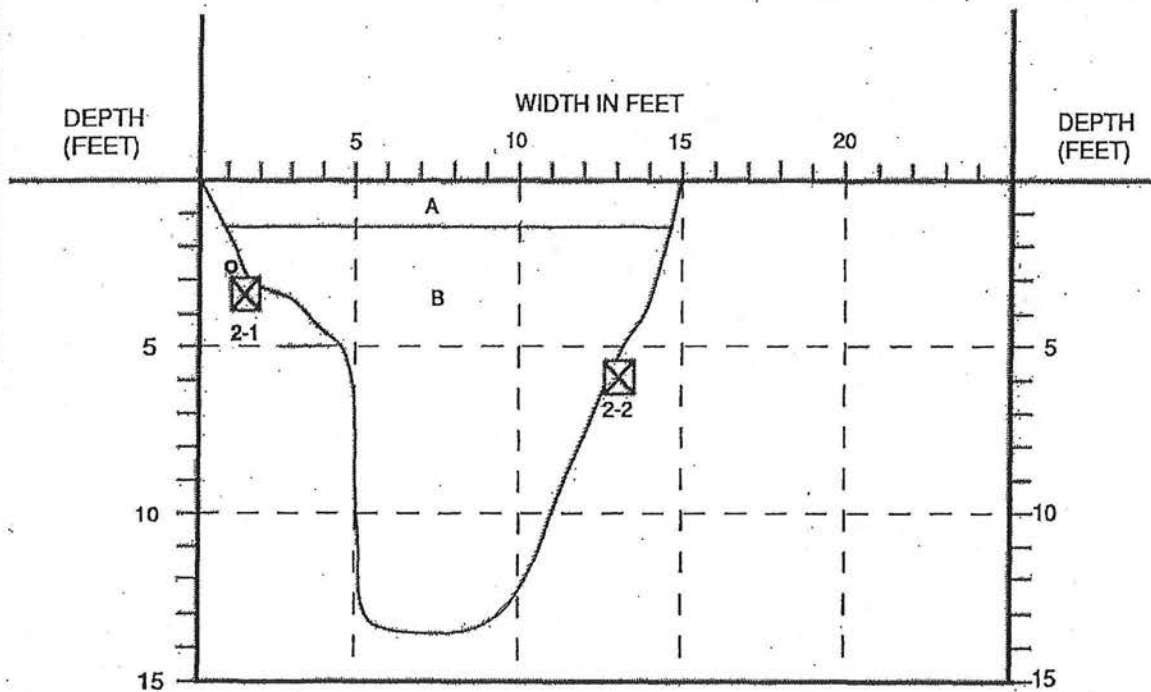
SURFACE ELEVATION: \_\_\_\_\_

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].

## LOG OF EXPLORATORY PIT

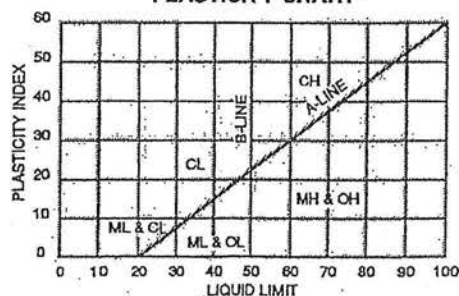
Trans Pacific Geotechnical Consultants, Inc.

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  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)	
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES		
	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES		
	SM	SILTY SANDS, SAND-SILT MIXTURES	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)	
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES		
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)	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
	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		
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)	
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS		
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS		
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS	

PLASTICITY CHART



## 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

## 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

## SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

Trans Pacific Geotechnical Consultants, Inc.

PLATE 4



# APPENDIX

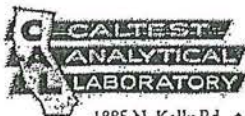
Report

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.

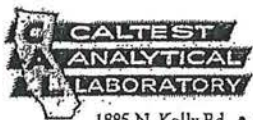
Please do not hesitate to call me at the laboratory if you have any questions regarding this report.

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

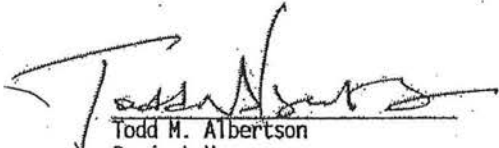
Report Date: 25 JUN 1999  
Received Date: 07 JUN 1999

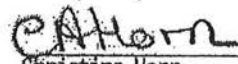
Client: Eddy T. Lau, P.E.  
Trans Pacific GeoTechnical  
445 Grant Avenue, Suite 403  
San Francisco, CA 94108

Project: 1535-001 RUSSIAN SPA

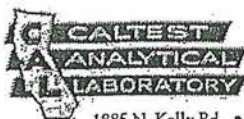
Sampled by: DON FOWLER

<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

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.



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

## 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

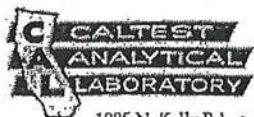
SAMPLE ID: 2-2 (A &amp; B) 5'6"

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.





1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

LAB ORDER No.:

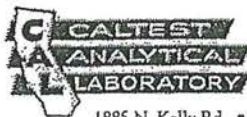
9906-181

INORGANIC ANALYTICAL RESULTS

Page 3 of 6

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>D.F.</u>	<u>METHOD</u>	<u>ANALYZED</u>	<u>QC BATCH</u>	<u>NOTES</u>
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.



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

## 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 &amp; 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 &amp; 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 &amp; B) 3'6"

SAMPLED: 04 JUN 99 09:20

METHOD: EPA 8020A

## AROMATIC HYDROCARBONS

Benzene	ND	0.0025	mg/kg		1 06.09.99	V990064G9A	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





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

ORGANIC ANALYTICAL RESULTS

Page 5 of 6

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)

1 06.09.99 V990064G9A

Surrogate 4-Bromofluorobenzene [PID]

106.

%

LAB NUMBER: 9906181-2

SAMPLE ID: 2-2 (A & B) 5'6"

SAMPLED: 04 JUN 99 09:40

METHOD: EPA 8082

POLYCHLORINATED BIPHENYLS (PCBS)

1 06.19.99 T9901510CP

1,2

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

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

1 06.18.99 T990148TPH

2,3,4

Diesel Fuel

ND

4.

mg/Kg

TPH-Extractable, quantitated as  
diesel

59.

4.

mg/Kg

Surrogate o-Terphenyl

94.

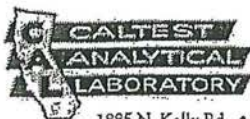
%

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.



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

ORGANIC ANALYTICAL RESULTS

Page 6 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC 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

EMSL

Attn.: Todd Albertson

Caltest Analytical Laboratory

1885 N. Kelly Road

Napa, CA 94558

Tuesday, June 15, 1999

Ref Number: CA993492

## POLARIZED LIGHT MICROSCOPY (PLM)

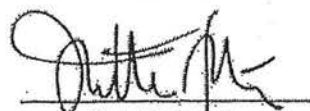
Performed by EPA 600/R-93/116 Method\*

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.

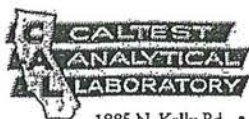
\* NY samples analyzed by ELAP 198.1 Method.

  
Nonette Paron  
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.

Analysis performed by EMSL Milpitas (NVLAP #1010-10-5, 1010-10-6, 1010-10-7, 1010-10-8, 1010-10-9, 1010-10-10, 1010-10-11, 1010-10-12, 1010-10-13, 1010-10-14, 1010-10-15, 1010-10-16, 1010-10-17, 1010-10-18, 1010-10-19, 1010-10-20, 1010-10-21, 1010-10-22, 1010-10-23, 1010-10-24, 1010-10-25, 1010-10-26, 1010-10-27, 1010-10-28, 1010-10-29, 1010-10-30, 1010-10-31, 1010-10-32, 1010-10-33, 1010-10-34, 1010-10-35, 1010-10-36, 1010-10-37, 1010-10-38, 1010-10-39, 1010-10-40, 1010-10-41, 1010-10-42, 1010-10-43, 1010-10-44, 1010-10-45, 1010-10-46, 1010-10-47, 1010-10-48, 1010-10-49, 1010-10-50, 1010-10-51, 1010-10-52, 1010-10-53, 1010-10-54, 1010-10-55, 1010-10-56, 1010-10-57, 1010-10-58, 1010-10-59, 1010-10-60, 1010-10-61, 1010-10-62, 1010-10-63, 1010-10-64, 1010-10-65, 1010-10-66, 1010-10-67, 1010-10-68, 1010-10-69, 1010-10-70, 1010-10-71, 1010-10-72, 1010-10-73, 1010-10-74, 1010-10-75, 1010-10-76, 1010-10-77, 1010-10-78, 1010-10-79, 1010-10-80, 1010-10-81, 1010-10-82, 1010-10-83, 1010-10-84, 1010-10-85, 1010-10-86, 1010-10-87, 1010-10-88, 1010-10-89, 1010-10-90, 1010-10-91, 1010-10-92, 1010-10-93, 1010-10-94, 1010-10-95, 1010-10-96, 1010-10-97, 1010-10-98, 1010-10-99, 1010-10-100, 1010-10-101, 1010-10-102, 1010-10-103, 1010-10-104, 1010-10-105, 1010-10-106, 1010-10-107, 1010-10-108, 1010-10-109, 1010-10-110, 1010-10-111, 1010-10-112, 1010-10-113, 1010-10-114, 1010-10-115, 1010-10-116, 1010-10-117, 1010-10-118, 1010-10-119, 1010-10-120, 1010-10-121, 1010-10-122, 1010-10-123, 1010-10-124, 1010-10-125, 1010-10-126, 1010-10-127, 1010-10-128, 1010-10-129, 1010-10-130, 1010-10-131, 1010-10-132, 1010-10-133, 1010-10-134, 1010-10-135, 1010-10-136, 1010-10-137, 1010-10-138, 1010-10-139, 1010-10-140, 1010-10-141, 1010-10-142, 1010-10-143, 1010-10-144, 1010-10-145, 1010-10-146, 1010-10-147, 1010-10-148, 1010-10-149, 1010-10-150, 1010-10-151, 1010-10-152, 1010-10-153, 1010-10-154, 1010-10-155, 1010-10-156, 1010-10-157, 1010-10-158, 1010-10-159, 1010-10-160, 1010-10-161, 1010-10-162, 1010-10-163, 1010-10-164, 1010-10-165, 1010-10-166, 1010-10-167, 1010-10-168, 1010-10-169, 1010-10-170, 1010-10-171, 1010-10-172, 1010-10-173, 1010-10-174, 1010-10-175, 1010-10-176, 1010-10-177, 1010-10-178, 1010-10-179, 1010-10-180, 1010-10-181, 1010-10-182, 1010-10-183, 1010-10-184, 1010-10-185, 1010-10-186, 1010-10-187, 1010-10-188, 1010-10-189, 1010-10-190, 1010-10-191, 1010-10-192, 1010-10-193, 1010-10-194, 1010-10-195, 1010-10-196, 1010-10-197, 1010-10-198, 1010-10-199, 1010-10-200, 1010-10-201, 1010-10-202, 1010-10-203, 1010-10-204, 1010-10-205, 1010-10-206, 1010-10-207, 1010-10-208, 1010-10-209, 1010-10-210, 1010-10-211, 1010-10-212, 1010-10-213, 1010-10-214, 1010-10-215, 1010-10-216, 1010-10-217, 1010-10-218, 1010-10-219, 1010-10-220, 1010-10-221, 1010-10-222, 1010-10-223, 1010-10-224, 1010-10-225, 1010-10-226, 1010-10-227, 1010-10-228, 1010-10-229, 1010-10-230, 1010-10-231, 1010-10-232, 1010-10-233, 1010-10-234, 1010-10-235, 1010-10-236, 1010-10-237, 1010-10-238, 1010-10-239, 1010-10-240, 1010-10-241, 1010-10-242, 1010-10-243, 1010-10-244, 1010-10-245, 1010-10-246, 1010-10-247, 1010-10-248, 1010-10-249, 1010-10-250, 1010-10-251, 1010-10-252, 1010-10-253, 1010-10-254, 1010-10-255, 1010-10-256, 1010-10-257, 1010-10-258, 1010-10-259, 1010-10-260, 1010-10-261, 1010-10-262, 1010-10-263, 1010-10-264, 1010-10-265, 1010-10-266, 1010-10-267, 1010-10-268, 1010-10-269, 1010-10-270, 1010-10-271, 1010-10-272, 1010-10-273, 1010-10-274, 1010-10-275, 1010-10-276, 1010-10-277, 1010-10-278, 1010-10-279, 1010-10-280, 1010-10-281, 1010-10-282, 1010-10-283, 1010-10-284, 1010-10-285, 1010-10-286, 1010-10-287, 1010-10-288, 1010-10-289, 1010-10-290, 1010-10-291, 1010-10-292, 1010-10-293, 1010-10-294, 1010-10-295, 1010-10-296, 1010-10-297, 1010-10-298, 1010-10-299, 1010-10-300, 1010-10-301, 1010-10-302, 1010-10-303, 1010-10-304, 1010-10-305, 1010-10-306, 1010-10-307, 1010-10-308, 1010-10-309, 1010-10-310, 1010-10-311, 1010-10-312, 1010-10-313, 1010-10-314, 1010-10-315, 1010-10-316, 1010-10-317, 1010-10-318, 1010-10-319, 1010-10-320, 1010-10-321, 1010-10-322, 1010-10-323, 1010-10-324, 1010-10-325, 1010-10-326, 1010-10-327, 1010-10-328, 1010-10-329, 1010-10-330, 1010-10-331, 1010-10-332, 1010-10-333, 1010-10-334, 1010-10-335, 1010-10-336, 1010-10-337, 1010-10-338, 1010-10-339, 1010-10-340, 1010-10-341, 1010-10-342, 1010-10-343, 1010-10-344, 1010-10-345, 1010-10-346, 1010-10-347, 1010-10-348, 1010-10-349, 1010-10-350, 1010-10-351, 1010-10-352, 1010-10-353, 1010-10-354, 1010-10-355, 1010-10-356, 1010-10-357, 1010-10-358, 1010-10-359, 1010-10-360, 1010-10-361, 1010-10-362, 1010-10-363, 1010-10-364, 1010-10-365, 1010-10-366, 1010-10-367, 1010-10-368, 1010-10-369, 1010-10-370, 1010-10-371, 1010-10-372, 1010-10-373, 1010-10-374, 1010-10-375, 1010-10-376, 1010-10-377, 1010-10-378, 1010-10-379, 1010-10-380, 1010-10-381, 1010-10-382, 1010-10-383, 1010-10-384, 1010-10-385, 1010-10-386, 1010-10-387, 1010-10-388, 1010-10-389, 1010-10-390, 1010-10-391, 1010-10-392, 1010-10-393, 1010-10-394, 1010-10-395, 1010-10-396, 1010-10-397, 1010-10-398, 1010-10-399, 1010-10-400, 1010-10-401, 1010-10-402, 1010-10-403, 1010-10-404, 1010-10-405, 1010-10-406, 1010-10-407, 1010-10-408, 1010-10-409, 1010-10-410, 1010-10-411, 1010-10-412, 1010-10-413, 1010-10-414, 1010-10-415, 1010-10-416, 1010-10-417, 1010-10-418, 1010-10-419, 1010-10-420, 1010-10-421, 1010-10-422, 1010-10-423, 1010-10-424, 1010-10-425, 1010-10-426, 1010-10-427, 1010-10-428, 1010-10-429, 1010-10-430, 1010-10-431, 1010-10-432, 1010-10-433, 1010-10-434, 1010-10-435, 1010-10-436, 1010-10-437, 1010-10-438, 1010-10-439, 1010-10-440, 1010-10-441, 1010-10-442, 1010-10-443, 1010-10-444, 1010-10-445, 1010-10-446, 1010-10-447, 1010-10-448, 1010-10-449, 1010-10-450, 1010-10-451, 1010-10-452, 1010-10-453, 1010-10-454, 1010-10-455, 1010-10-456, 1010-10-457, 1010-10-458, 1010-10-459, 1010-10-460, 1010-10-461, 1010-10-462, 1010-10-463, 1010-10-464, 1010-10-465, 1010-10-466, 1010-10-467, 1010-10-468, 1010-10-469, 1010-10-470, 1010-10-471, 1010-10-472, 1010-10-473, 1010-10-474, 1010-10-475, 1010-10-476, 1010-10-477, 1010-10-478, 1010-10-479, 1010-10-480, 1010-10-481, 1010-10-482, 1010-10-483, 1010-10-484, 1010-10-485, 1010-10-486, 1010-10-487, 1010-10-488, 1010-10-489, 1010-10-490, 1010-10-491, 1010-10-492, 1010-10-493, 1010-10-494, 1010-10-495, 1010-10-496, 1010-10-497, 1010-10-498, 1010-10-499, 1010-10-500, 1010-10-501, 1010-10-502, 1010-10-503, 1010-10-504, 1010-10-505, 1010-10-506, 1010-10-507, 1010-10-508, 1010-10-509, 1010-10-510, 1010-10-511, 1010-10-512, 1010-10-513, 1010-10-514, 1010-10-515, 1010-10-516, 1010-10-517, 1010-10-518, 1010-10-519, 1010-10-520, 1010-10-521, 1010-10-522, 1010-10-523, 1010-10-524, 1010-10-525, 1010-10-526, 1010-10-527, 1010-10-528, 1010-10-529, 1010-10-530, 1010-10-531, 1010-10-532, 1010-10-533, 1010-10-534, 1010-10-535, 1010-10-536, 1010-10-537, 1010-10-538, 1010-10-539, 1010-10-540, 1010-10-541, 1010-10-542, 1010-10-543, 1010-10-544, 1010-10-545, 1010-10-546, 1010-10-547, 1010-10-548, 1010-10-549, 1010-10-550, 1010-10-551, 1010-10-552, 1010-10-553, 1010-10-554, 1010-10-555, 1010-10-556, 1010-10-557, 1010-10-558, 1010-10-559, 1010-10-560, 1010-10-561, 1010-10-562, 1010-10-563, 1010-10-564, 1010-10-565, 1010-10-566, 1010-10-567, 1010-10-568, 1010-10-569, 1010-10-570, 1010-10-571, 1010-10-572, 1010-10-573, 1010-10-574, 1010-10-575, 1010-10-576, 1010-10-577, 1010-10-578, 1010-10-579, 1010-10-580, 1010-10-581, 1010-10-582, 1010-10-583, 1010-10-584, 1010-10-585, 1010-10-586, 1010-10-587, 1010-10-588, 1010-10-589, 1010-10-590, 1010-10-591, 1010-10-592, 1010-10-593, 1010-10-594, 1010-10-595, 1010-10-596, 1010-10-597, 1010-10-598, 1010-10-599, 1010-10-600, 1010-10-601, 1010-10-602, 1010-10-603, 1010-10-604, 1010-10-605, 1010-10-606, 1010-10-607, 1010-10-608, 1010-10-609, 1010-10-610, 1010-10-611, 1010-10-612, 1010-10-613, 1010-10-614, 1010-10-615, 1010-10-616, 1010-10-617, 1010-10-618, 1010-10-619, 1010-10-620, 1010-10-621, 1010-10-622, 1010-10-623, 1010-10-624, 1010-10-625, 1010-10-626, 1010-10-627, 1010-10-628, 1010-10-629, 1010-10-630, 1010-10-631, 1010-10-632, 1010-10-633, 1010-10-634, 1010-10-635, 1010-10-636, 1010-10-637, 1010-10-638, 1010-10-639, 1010-10-640, 1010-10-641, 1010-10-642, 1010-10-643, 1010-10-644, 1010-10-645, 1010-10-646, 1010-10-647, 1010-10-648, 1010-10-649, 1010-10-650, 1010-10-651, 1010-10-652, 1010-10-653, 1010-10-654, 1010-10-655, 1010-10-656, 1010-10-657, 1010-10-658, 1010-10-659, 1010-10-660, 1010-10-661, 1010-10-662, 1010-10-663, 1010-10-664, 1010-10-665, 1010-10-666, 1010-10-667, 1010-10-668, 1010-10-669, 1010-10-670, 1010-10-671, 1010-10-672, 1010-10-673, 1010-10-674, 1010-10-675, 1010-10-676, 1010-10-677, 1010-10-678, 1010-10-679, 1010-10-680, 1010-10-681, 1010-10-682, 1010-10-683, 1010-10-684, 1010-10-685, 1010-10-686, 1010-10-687, 1010-10-688, 1010-10-689, 1010-10-690, 1010-10-691, 1010-10-692, 1010-10-693, 1010-10-694, 1010-10-695, 1010-10-696, 1010-10-697, 1010-10-698, 1010-10-699, 1010-10-700, 1010-10-701, 1010-10-702, 1010-10-703, 1010-10-704, 1010-10-705, 1010-10-706, 1010-10-707, 1010-10-708, 1010-10-709, 1010-10-710, 1010-10-711, 1010-10-712, 1010-10-713, 1010-10-714, 1010-10-715, 1010-10-716, 1010-10-717, 1010-10-718, 1010-10-719, 1010-10-720, 1010-10-721, 1010-10-722, 1010-10-723, 1010-10-724, 1010-10-725, 1010-10-726, 1010-10-727, 1010-10-728, 1010-10-729, 1010-10-730, 1010-10-731, 1010-10-732, 1010-10-733, 1010-10-734, 1010-10-735, 1010-10-736, 1010-10-737, 1010-10-738, 1010-10-739, 1010-10-740, 1010-10-741, 1010-10-742, 1010-10-743, 1010-10-744, 1010-10-745, 1010-10-746, 1010-10-747, 1010-10-748, 1010-10-749, 1010-10-750, 1010-10-751, 1010-10-752, 1010-10-753, 1010-10-754, 1010-10-755, 1010-10-756, 1010-10-757, 1010-10-758, 1010-10-759, 1010-10-760, 1010-10-761, 1010-10-762, 1010-10-763, 1010-10-764, 1010-10-765, 1010-10-766, 1010-10-767, 1010-10-768, 1010-10-769, 1010-10-770, 1010-10-771, 1010-10-772, 1010-10-773, 1010-10-774, 1010-10-775, 1010-10-776, 1010-10-777, 1010-10-778, 1010-10-779, 1010-10-780, 1010-10-781, 1010-10-782, 1010-10-783, 1010-10-784, 1010-10-785, 1010-10-786, 1010-10-787, 1010-10-788, 1010-10-789, 1010-10-790, 1010-10-791, 1010-10-792, 1010-10-793, 1010-10-794, 1010-10-795, 1010-10-796, 1010-10-797, 1010-10-798, 1010-10-799, 1010-10-800, 1010-10-801, 1010-10-802, 1010-10-803, 1010-10-804, 1010-10-805, 1010-10-806, 1010-10-807, 1010-10-808, 1010-10-809, 1010-10-810, 1010-10-811, 1010-10-812, 1010-10-813, 1010-10-814, 1010-10-815, 1010-10-816, 1010-10-817, 1010-10-818, 1010-10-819, 1010-10-820, 1010-10-821, 1010-10-822, 1010-10-823, 1010-10-824, 1010-10-825, 1010-10-826, 1010-10-827, 1010-10-828, 1010-10-829, 1010-10-830, 1010-10-831, 1010-10-832, 1010-10-833, 1010-10-834, 1010-10-835, 1010-10-836, 1010-10-837, 1010-10-838, 1010-10-839, 1010-10-840, 1010-10-841, 1010-10-842, 1010-10-843, 1010-10-844, 1010-10-845, 1010-10-846, 1010-10-847, 1010-10-848, 1010-10-849, 1010-10-850



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

SUPPLEMENTAL QUALITY CONTROL (QC) DATA REPORT

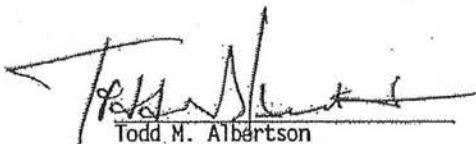
Report Date: 25 JUN 1999

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

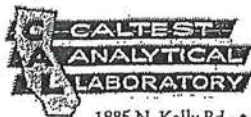
<u>QC Batch ID</u>	<u>Method</u>	<u>Matrix</u>
A990421ICP	6010B	SOIL
A990428MER	7471A	SOIL
T990148TPH	8015M	SOIL
T9901510CP	8082	SOIL
V990064G9A	8020A	SOIL

  
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.





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

## METHOD BLANK ANALYTICAL RESULTS

Page 2 of 6

<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
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.



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

LAB ORDER No.:

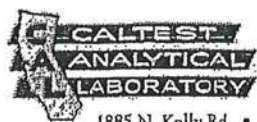
9906-181

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.		%		





1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

## LABORATORY CONTROL SAMPLE ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

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, TLLC	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\			



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

MATRIX SPIKE ANALYTICAL RESULTS

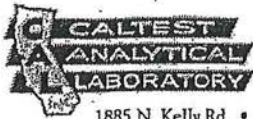
LAB ORDER No.:

9906-181  
Page 5 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC. \RPD.	REL% 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

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

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	RELX 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\			



1885 N. KELLY ROAD • NAPA, CA 94558 • (707) 226-4000 • Fax (707) 226-1001 • www.caltestlab.com

SAMPLE CHAIN  
OF CUSTODY

PAGE 1 OF 1

LAB ORD# 92-6181

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

PROJECT #/PROJECT NAME  
1535-001 Russian Spa

P.O. #

## ANALYSES REQUESTED

TURN-AROUND  
TIME☒ STANDARD  
☐ RUSH

DUE DATE:

REMARKS

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

CALTEST #	DATE SAMPLED	TIME SAMPLED	MATRIX AMOUNT/TYPE	PRESERVATIVE	SAMPLE IDENTIFICATION SITE	CLIENT LAB #	COMP. or GRAB	REMARKS
3	6-4-99	8:30	SOIL bags tubes	ICE	1-1a 3' 3"			
↓	6-4-99	8:30	glass jar		1-1b 3' 3"			
4	6-4-99	8:40	hard tube		1-2a 6' 6"			
↓	6-4-99	8:40	glass jar		1-2b 6' 6"			
1	6-4-99	9:20	hard tube		2-1a 3' 6"			
↓	6-4-99	9:20	glass jar		2-1b 3' 6"			
2	6-4-99	9:40	hard tube		2-2a 5' 6"			
↓	6-4-99	9:40	glass jar		2-2b 5' 6"			

HOLD until further notice per client with (initials)

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

RELINQUISHED BY Don Fowler	DATE/TIME 6-4-99 11:00	RECEIVED BY E. Ran	RELINQUISHED BY E. Ran	DATE/TIME 6/4/99 12 NOON	RECEIVED BY LABORATORY/RETAINER
LABORATORY/RETAINER	6/7/99 9:30 AM	E. Ran	E. Ran	6/7/99 1106	TOCK/AS/S
Samples: WC MICRO BIO	SV	VOA	TEMP	SEALED	INTACT
BD: BIO	WC	SV	VOA	TEMP	SEALED
CC: AA	SV	VOA	TEMP	SEALED	INTACT
SIL: HP	PT	QT	VOA	TEMP	SEALED
WIL: HNO <sub>3</sub>	H <sub>2</sub> SO <sub>4</sub>	NaOH	HCL	TEMP	SEALED

**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 = 40 mL VOA; OTC = Other Type Container



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

Advocating for  
our community  
since 1994

### 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



**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

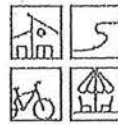
ABORIGINAL BLACKMAN UNITED (ABU)

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

## 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.

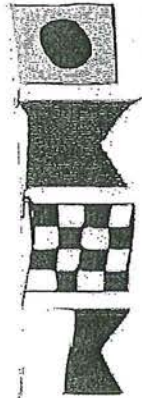
IBNA support of the 700 Innes project is subject to the IBNA Board of Directors' Resolution of May 6, 2017, *Establishing Public Benefit Criteria for Supporting Proposed Height Increases in India Basin Neighborhood*, which established clear guidelines surrounding any proposed building height increases 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



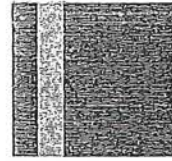
Advocating for  
our community  
since 1994

### 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

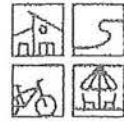
Address

2601 BAYVIEW DR. SF, CA 94124

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.

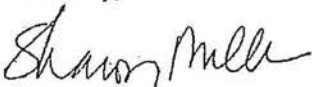
Renaissance Entrepreneurship Center is a registered 501c(3) non-profit social impact organization working at the intersection of racial, economic, and social justice. Our aim is to strengthen our communities through the creation of sustainable businesses, new jobs, and the promotion of financial self-sufficiency. 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*  
CRAIG JACOBY  
COOLEY LLP

*Treasurer*  
GERRY BARAÑANO  
REVLAUNCH COMPANY

*Audit Chair*  
EMILY ROSE FREDERIKSEN  
U.S. BANCORP COMMUNITY  
DEVELOPMENT CORP

MARVIC BAMBA  
CHENNAULT  
CLARK CONSTRUCTION GROUP

ROBERT CHAN  
RETIRED, SYNCOR  
INTERNATIONAL

ALISON DAVIS  
FIFTHERA

MUNISH GANDHI  
STEALTH

HEIDI GIBSON\*  
GODADDY  
THE AMERICAN GRILLED CHEESE  
KITCHEN

NEAL GOTTLIEB\*  
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 4:34

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](mailto:bradley@greenaction.org)]

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

To: Bollinger, Brett (CPC)

Cc: Marie Harrison; [etecia@greenaction.org](mailto: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 to be 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 3<sup>rd</sup> 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, 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](mailto: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](mailto: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

RE: 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 7<sup>th</sup> 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](http://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

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,



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](http://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](mailto: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

# 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://dehha.ca.gov/calenviroscreen>  
 Email: [CalEnviroScreen@dehha.ca.gov](mailto:CalEnviroScreen@dehha.ca.gov)  
 The CalEnviroScreen 3.0 report (in English and Spanish), maps and additional data:  
<https://dehha.ca.gov/calenviroscreen/report/calenviroscreen-30>

Contact us for more information:  
 315 Sutter Street, 2<sup>nd</sup> Floor  
 San Francisco, CA 94108  
 (415) 447-3904  
[www.greenaction.org](http://www.greenaction.org)  
[greenaction@greenaction.org](mailto: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:

<b>Exposures</b>	Contact with pollution
<b>Environmental Effects</b>	Adverse environmental conditions caused by pollutants
<b>Sensitive Populations</b>	Populations with existing health conditions that may increase the effects of pollutants
<b>Socioeconomic Factors</b>	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
<b>Exposures</b> Ozone PM2.5 Diesel PM Pesticide Use Traffic Drinking Water Contaminants Toxic Releases from Facilities	<b>Sensitive Populations</b> Asthma Cardiovascular Disease Low Birth Weight Infants
<b>Environmental Effects</b> Solid Waste Sites and Facilities Clean Air Sites Groundwater Threats Impaired Water Bodies Hazardous Waste Generators and Facilities	<b>Socioeconomic Factors</b> Poverty Unemployment Educational Attainment Linguistic Isolation Housing Burdened Low Income Households





RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

2018 AUG 27 PM 4:55

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, 2<sup>nd</sup> floor, San Francisco, CA 94108  
Phone: (415) 447-3904 Fax: (415) 447-3905  
[www.greenaction.org](http://www.greenaction.org) [greenaction@greenaction.org](mailto: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

597.00

B of A - Checking #46 India Basin Mixed Use Project - Appeal

597.00

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2018 AUG 27 PM 4:54



# San Francisco Planning

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

## BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

2018 AUG 27 PM 4:59

### 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 -3904

#### Property Information

Project Address: 700 Inner  
Project Application (PRJ) 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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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



Hello members of the Land Use and Transportation Committee,

180816  
180680  
180681  
9/17/18  
CMM

My name is Jesus Flores. I am the operations manager at Archimedes Banva: 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.

SUBMITTED  
IN CMM

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 Banva. We, at Archimedes Banva St (the Banva), 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 is a space where 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 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 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 reported to have more ailment because of the havv vard 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, Klm, 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 served 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



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  
Plate 2  
Plates 3A and 3B  
Plate 4

Vicinity Map  
Plot Plan  
Log Of Exploratory Pit  
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

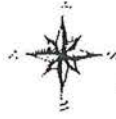
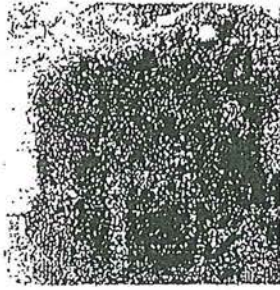
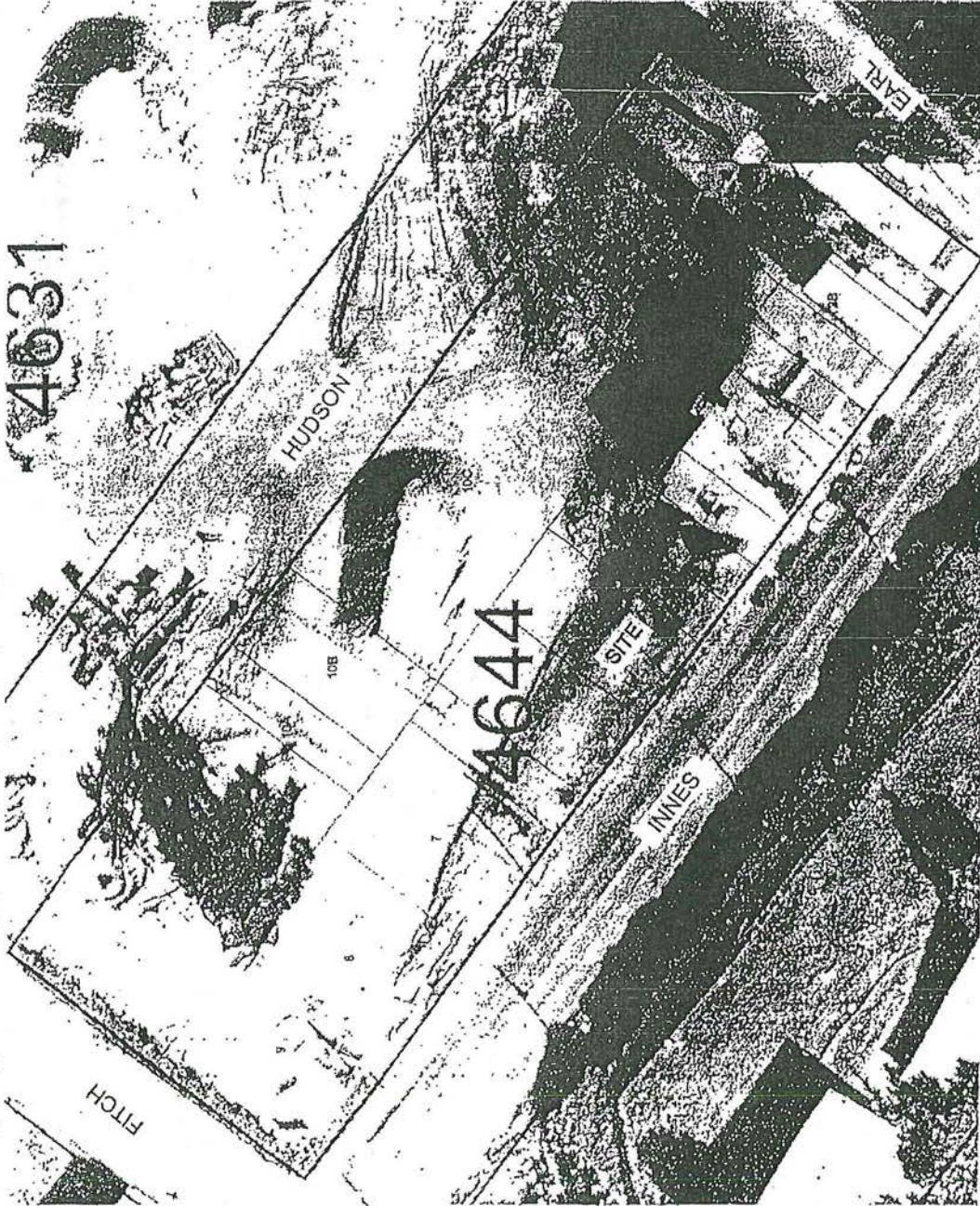
WPN:1535001.RE2

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

30 0 30 60 Feet

Trans Pacific Geotechnical Consultants, Inc.  
PLATE 1



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

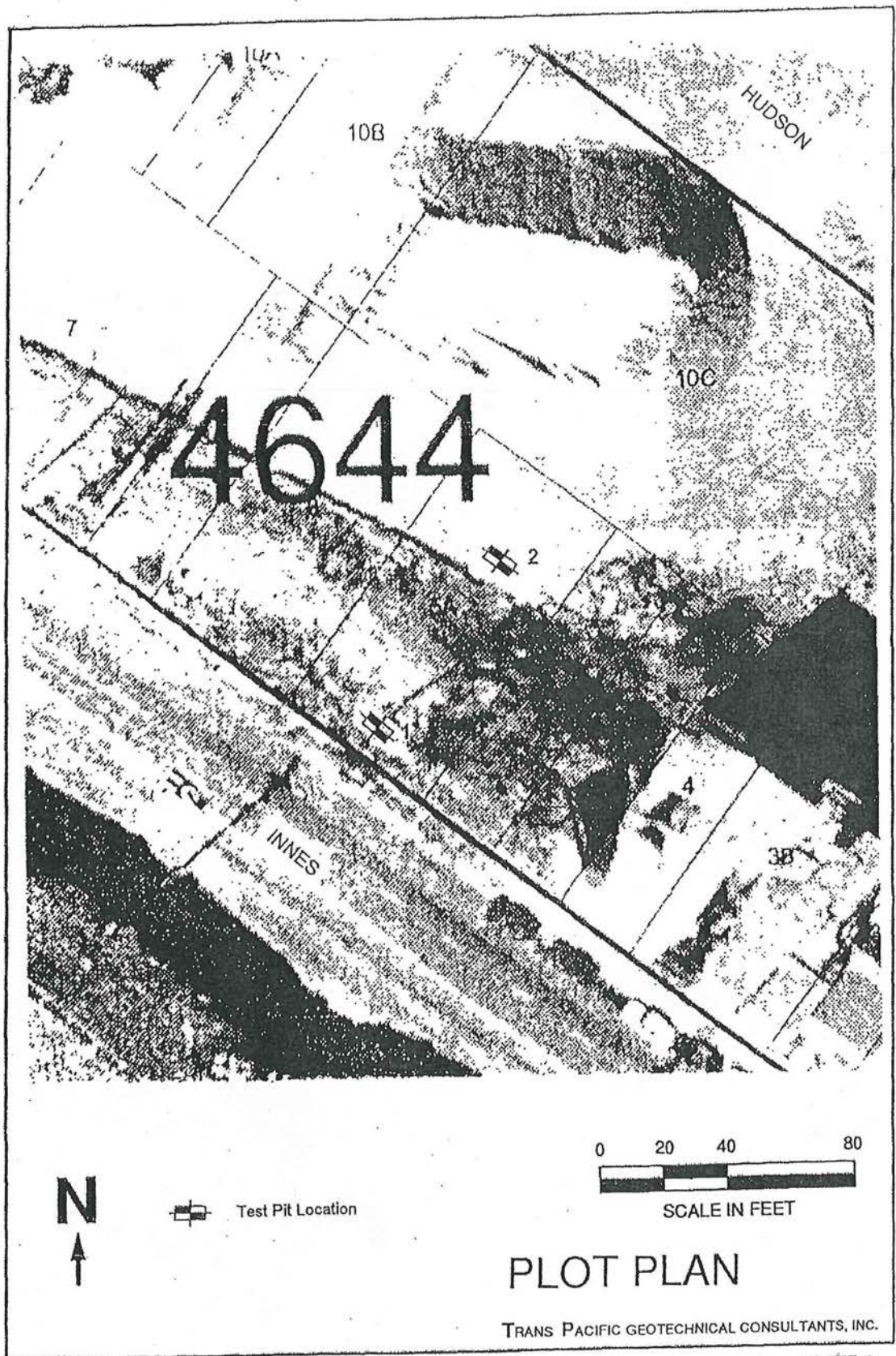


PLATE 2

1535-00, Proposed Russian Spa, Innes Avenue, San Francisco, California

## TEST PIT 1

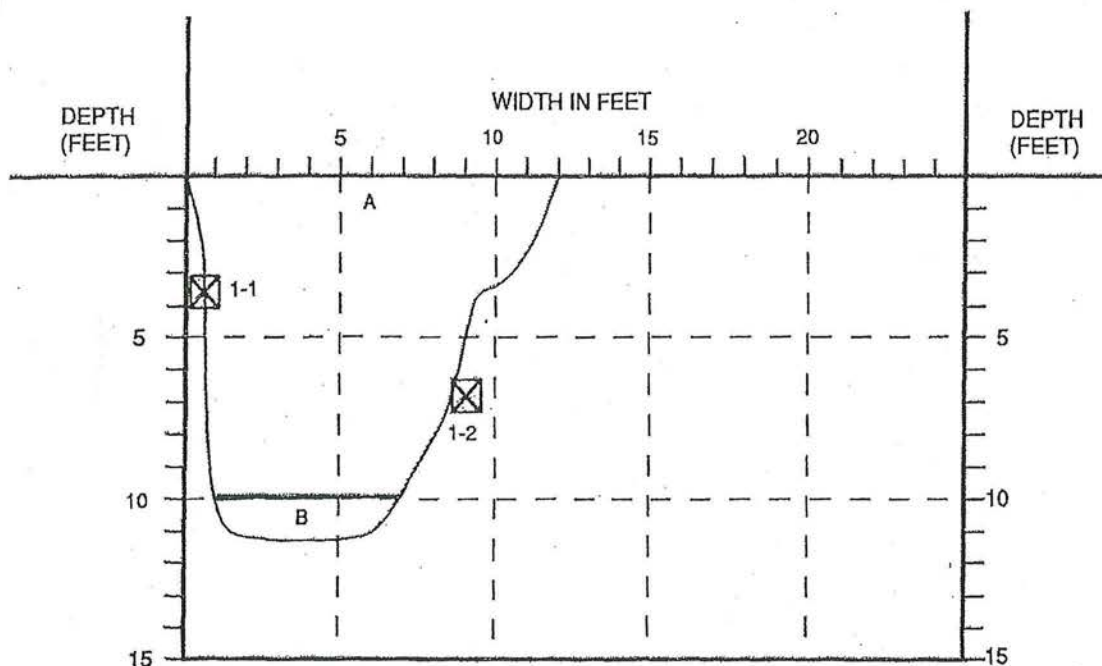
SURFACE ELEVATION: \_\_\_\_\_

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

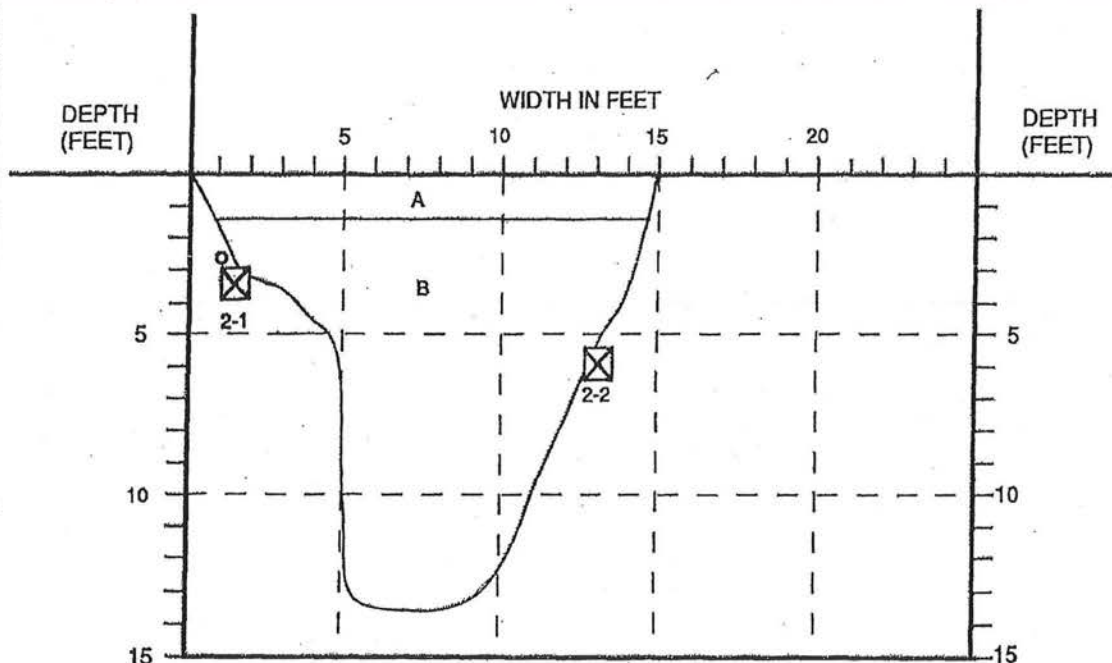
SURFACE ELEVATION: \_\_\_\_\_

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].

## LOG OF EXPLORATORY PIT

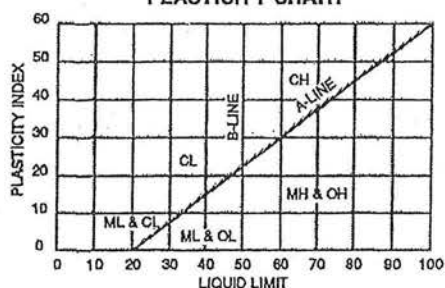
Trans Pacific Geotechnical Consultants, Inc.

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  THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE
	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)		
	GC	CLAYEY GRAVELS, GRAVEL-SAND-CLAY MIXTURES			
	SW	WELL-GRADED SAND, GRAVELLY SANDS, LITTLE OR NO FINES	CLEAN SANDS (LITTLE OR NO FINES)	SANDS 50% OR MORE OF COARSE FRACTION PASSES NO. 4 SIEVE	
	SP	POORLY-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES			
	SM	SILTY SANDS, SAND-SILT MIXTURES	SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		
	SC	CLAYEY SANDS, SAND-CLAY MIXTURES			
	ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS, CLAYEY SILTS WITH SLIGHT PLASTICITY	SILTS & CLAYS (LIQUID LIMIT LESS THAN 50)		FINE-GRAINED SOILS 50% OR MORE OF MATERIAL PASSES THE NO. 200 SIEVE  THE NO. 200 U.S. STANDARD SIEVE SIZE IS ABOUT THE SMALLEST PARTICLE VISIBLE TO THE NAKED EYE
	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			
	MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SANDY OR SILTY SOILS, ELASTIC SILTS	SILTS & CLAYS (LIQUID LIMIT 50 OR MORE)		
	CH	INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS			
	OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS			
	PT	PEAT AND OTHER HIGHLY ORGANIC SOILS	HIGHLY ORGANIC SOILS		

PLASTICITY CHART



## 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

## 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

## SOIL CLASSIFICATION CHART AND KEY TO TEST DATA

Trans Pacific Geotechnical Consultants, Inc.

PLATE 4



# 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 (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.

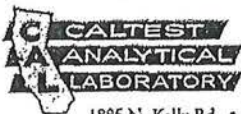
Sincerely,  
Caltest Analytical Laboratory

A handwritten signature in black ink, appearing to read 'Todd M. Albertson', is written over a horizontal line.

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

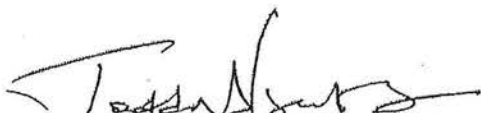
Received Date: 07 JUN 1999

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

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.



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

## 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

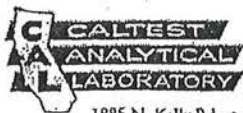
SAMPLE ID: 2-2 (A &amp; B) 5'6"

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.





1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

INORGANIC ANALYTICAL RESULTS

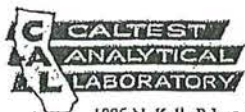
LAB ORDER No.:

9906-181

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.



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

ORGANIC ANALYTICAL RESULTS

LAB ORDER No.:

9906-181  
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	V990064G9A	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





1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

ORGANIC ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

Page 5 of 6

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)

1 06.09.99 V990064G9A

Surrogate 4-Bromofluorobenzene [PID]	106.		%				
--------------------------------------	------	--	---	--	--	--	--

LAB NUMBER: 9906181-2

SAMPLE ID: 2-2 (A & B) 5'6"

SAMPLED: 04 JUN 99 09:40

METHOD: EPA 8082

POLYCHLORINATED BIPHENYLS (PCBS)

1 06.19.99 T9901510CP 1,2

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	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

1 06.18.99 T990148TPH 2,3,4

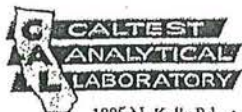
Diesel Fuel	ND	4.	mg/Kg				
TPH-Extractable, quantitated as diesel	59.	4.	mg/Kg				
Surrogate o-Terphenyl	94.		%				

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.



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

ORGANIC ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

Page 6 of 6

ANALYTE	RESULT	R.L.	UNITS	D.F.	ANALYZED	QC 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

EMSL

Attn.: Todd Albertson  
Caltest Analytical Laboratory  
1885 N. Kelly Road  
Napa, CA 94558

Tuesday, June 15, 1999

Ref Number: CA993492

## POLARIZED LIGHT MICROSCOPY (PLM)

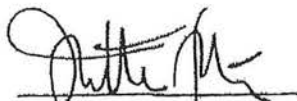
Performed by EPA 600/R-93/116 Method\*

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.

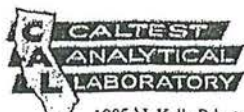
\* NY samples analyzed by ELAP 198.1 Method.

  
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.

1



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

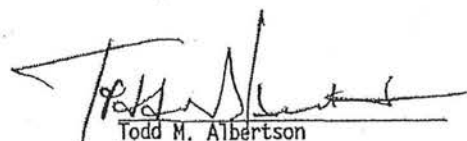
SUPPLEMENTAL QUALITY CONTROL (QC) DATA REPORT

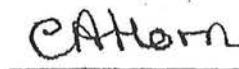
Report Date: 25 JUN 1999  
Received Date: 07 JUN 1999

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.





1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

LAB ORDER No.:

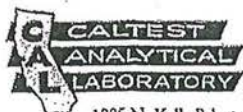
9906-181

## 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, 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: T990151OCP					
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.



1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

METHOD BLANK ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

Page 3 of 6

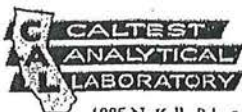
<u>ANALYTE</u>	<u>RESULT</u>	<u>R.L.</u>	<u>UNITS</u>	<u>ANALYZED</u>	<u>NOTES</u>
----------------	---------------	-------------	--------------	-----------------	--------------

QC BATCH: V990064G9A

AROMATIC HYDROCARBONS

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.		%		





1885 N. Kelly Rd. • Napa, California 94558

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

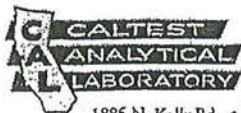
LAB ORDER No.:

9906-181

## LABORATORY CONTROL SAMPLE ANALYTICAL RESULTS

Page 4 of 6

ANALYTE	SPIKE AMOUNT	SPIKE\UP RESULT	SPK\UP %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\			



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

MATRIX SPIKE ANALYTICAL RESULTS

Page 5 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DP RESULT	SPK\DP %REC	ACCEPTANCE %REC \RPD	REL 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

(707) 258-4000 • Fax: (707) 226-1001

CERTIFIED ENVIRONMENTAL SERVICES  
CALIFORNIA ELAP #1664

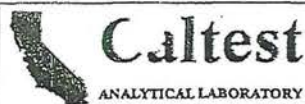
MATRIX SPIKE ANALYTICAL RESULTS

LAB ORDER No.:

9906-181

Page 6 of 6

ANALYTE	ORIGINAL RESULT	SPIKE AMOUNT	SPIKE\DUP RESULT	SPK\DUP %REC	ACCEPTANCE %REC	REL% RPD	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\				



1885 N. KELLY ROAD • NAPA, CA 94558 • (707) 226-4000 • Fax (707) 226-1001 • www.caltestlab.com

SAMPLE CHAIN  
OF CUSTODY

PAGE 1 OF 1

LAB ORDER # 96-6181

CLIENT:

TRANS PACIFIC GEOTECHNICAL CONSULTANTS, INC.

PROJECT #/ PROJECT NAME

1535-001 Russian Spa

P.O. #

REPORT TO:

EDDY T. LAU

ANALYSES REQUESTED

ADDRESS:

445 GRANT AVENUE, SUITE 403, SAN FRANCISCO, CA 94108

CITY:

STATE:

ZIP:

BILLING ADDRESS:

SAA

PHONE #:

(415) 788-8627

FAX PHONE:

(415) 788-321

SAMPLER (PRINT &amp; SIGN NAME):

Don Fowler / Don Fowler

CALTEST #	DATE SAMPLED	TIME SAMPLED	MATRIX AMOUNT/TYPE	CONTAINER	PRESERVATIVE	SAMPLE IDENTIFICATION SITE	CLIENT LAB #	COMP. OF 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"			

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. Lau	E. Lau	6/4/99 12 NOON	LABORATORY/RETAINER
LABORATORY/RETAINER	6/7/99 9:30 AM	E. Lau	E. Lau	6/7/99 1106	Top/W/S/SS
SAMPLES: WC MICRO BIO AA SV YOL PH7 YN TEMP ICE SEALED YN INTACT YN					
BD: BIO WC AA	COMMENTS				
CC: AA SV VOA					
SIL: HP PT QT VOA					
W: HNO <sub>3</sub> H <sub>2</sub> SO <sub>4</sub> NaOH					
PIL: HNO <sub>3</sub> H <sub>2</sub> SO <sub>4</sub> 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



# INDIA BASIN NEIGHBORHOOD ASSOCIATION

180841-1  
BOSS-1  
180841-1  
BOSS-1  
180841-1  
BOSS-1

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

AK

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

Advocating for  
our community  
since 1994

## 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

noB  
Leg Dep  
Leg 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", written over a horizontal line.

Supervisor Katy Tang  
Chair, Land Use & Transportation Committee

President, District 10  
BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102-4689

Tel. No. 554-7670  
Fax No. 554-7674  
TDD/TTY No. 544-5227

*Box 11  
Add: CCB  
Clerk, Depts  
Mayor's Office  
Deputy City Atty*

Malia Cohen

**PRESIDENTIAL ACTION**

Date: 9/6/18

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,

Pursuant to Board Rules, I am hereby:

☒ Waiving 30-Day Rule (Board Rule No. 3.23)

File No. 180816 Cohen  
(Primary Sponsor)

Title: Ordinance amending the General Plan to revise the Bayview Hunters Point Area Plan, and the Urban Design, Commerce and Industry, and **E**

☐ Transferring (Board Rule No 3.3)

File No. \_\_\_\_\_  
(Primary Sponsor)

Title: \_\_\_\_\_

From: \_\_\_\_\_ Committee

To: \_\_\_\_\_ Committee

☐ Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor \_\_\_\_\_

Replacing Supervisor \_\_\_\_\_

For: \_\_\_\_\_ Meeting  
(Date) (Committee)

*MC*  
Malia Cohen, President  
Board of Supervisors

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2018 SEP -6 AM 10:45  
BY: *ABC*



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. 40 (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.

#### **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. 48, was NOT SENT 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.

c: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Jon Givner, Deputy City Attorney





# SAN FRANCISCO PLANNING DEPARTMENT

RECEIVED  
OFFICE OF SUPERVISORS

2018 AUG 24 PM 4:42

August 24, 2018

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

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

Re: Supplemental Transmittal Packet of Planning Department Case Number:  
2014-002541 ENV/GPA/PCA/MAP/CWP/SHD  
India Basin Mixed-Use Project  
BOS File No: 180681  
Planning Commission Recommendation: Approval

Dear Ms. Calvillo and Supervisor Cohen,

On July 26, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed General Plan Amendment Ordinance for the India Basin Mixed-Use Project. Subsequently, on August 23, 2018 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Development Agreement for the India Basin Mixed-Use Project.

Previous transmittal packets were submitted to the Board of Supervisors on August 2 and August 7, 2018 covering other actions related to the India Basin Mixed Use Project. This current submittal packet (8/24/18) includes the official transmittal of the General Plan Amendment Ordinance along with the actions related to the approval of the Development Agreement.

The proposed General Plan Amendments and Development Agreement were analyzed in the *India Basin Mixed Use Project EIR* (the "EIR"). The Commission certified the EIR on July 26, 2018 with Motion No. 20247 and adopted CEQA findings at the same hearing with Motion No. 20248.

At the July 26, 2018 hearing, the Commission voted to recommend approval of the proposed General Plan Amendments and on August 23, 2018 voted to recommend approval of the proposed Development Agreement. Please find attached documents relating to the Commission's action.

If you have any questions or require further information please do not hesitate to contact me.  
Sincerely,

Aaron D. Starr  
Manager of Legislative Affairs

[www.sfplanning.org](http://www.sfplanning.org)

cc: Brittni Chicuata, Aide to Supervisor Cohen  
Andrea Ruiz-Esquide, Deputy City Attorney  
Erica Major, Office of the Clerk of the Board  
Alisa Somera, Office of Clerk of the Board  
John Carroll, Office of the Clerk of the Board  
Anne Taupier, Office of Economic and Workforce Development

Attachments (one copy of the following):

Planning Commission Resolution No. 20250 regarding General Plan Amendments  
Draft Ordinance for the General Plan Amendments  
Planning Commission Motion No. 20261 regarding the Development Agreement  
Draft Ordinance for the Development Agreement (Board File No: 180681)  
Draft Development Agreement



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.

A handwritten signature in black ink, appearing to read "Angela Calvillo".

Angela Calvillo, Clerk of the Board

DATED/PUBLISHED/MAILED/POSTED: September 7, 2018