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HUNTERS POINT SHIPYARD  
RESTORATION ADVISORY BOARD

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REPORTER'S TRANSCRIPT OF MEETING

MAY 24, 2007

City College of San Francisco  
Southeast Campus  
Alex Pitcher, Jr., Community Room  
1800 Oakdale Avenue  
San Francisco, California

Reported by Christine M. Niccoli, RPR, C.S.R. No. 4569

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NICCOLI REPORTING  
619 Pilgrim Drive  
Foster City, CA 94404-1707  
(650) 573-9339

CERTIFIED SHORTHAND REPORTERS SERVING THE BAY AREA

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RAB MEMBERS [Cont.]:

GAYNORANN SIATAGA - All Islanders Gathering As One  
(A.I.G.A. 1)

RAYMOND J. TOMPKINS - Bayview-Hunters Point Coalition on  
the Environment

ROBERT VAN HOUTEN - Morgan Heights Homeowners  
Association

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REGULATORS

AMY D. BROWNELL - San Francisco Department of Public  
Health

MELANIE KITO - United States Navy

JOHN DARREN KNIGHT - United States Navy

JACQUELINE ANN LANE - U.S. Environmental Protection  
Agency (EPA)

TOM P. LANPHAR - California Department of Toxic  
Substances Control (DTSC)

JAMES D. PONTON - San Francisco Bay Regional Water  
Quality Control Board

MARK WALDEN - United States Navy

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PARTICIPANTS

FACILITATOR:  
MARSHA PENDERGRASS - Pendergrass & Associates

CO-CHAIRS:  
KEITH FORMAN - United States Navy  
Project Managers Office (PMO) West  
KEITH TISDELL - Bayview-Hunters Point resident

RAB MEMBERS

PATRICIA BROWN - Shipyard artist

ALETA BRYANT - CamKal Industrial Transport

BARBARA BUSHNELL - Residents of the Southeast Sector  
(R.O.S.E.S.), Silverview Terrace Homeowners  
Association, Bayview-Hunters Point Resident

CHARLES L. DACUS, SR. - Bayview-Hunters Point resident,  
Residents of the Southeast Sector (R.O.S.E.S.)

LARRY FRIAS - Waste Solutions Group, Bayview-Hunters  
Point resident

JESSE MASON - Community Window on the Shipyard

LEON MUHAMMAD - Center For Self Improvement, Muhammad  
University of Islam

SUDEEP M. RAO - Literacy for Environmental Justice (LEJ)

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AUDIENCE

SALEM ATTIGA - Environmental Management Services, Inc.  
(EMS)

JEFF AUSTIN - Lennar Corporation

BRIAN BALTIMORE - Tetra Tech

DOUG BIELSKIS - Engineering/Remediation Resources Group  
(ERRG)

CECILLE CATERSON - San Francisco Redevelopment Agency

MICHAEL COHEN\* - San Francisco Mayor's Office

MICHAEL DENNIS - MCD Trucking

THOMAS DIAS - Environmental Management Services, Inc.  
(EMS)

BILL DOUGHERTY - Tetra Tech ECI

DOUG GILKEY - United States Navy

GREGORY R. GRIST\* - Tech Physics

STEVEN HALL - Tetra Tech EMI

BARBARA HILL\* - California State Parks Foundation

CAROLYN HUNTER - Tetra Tech EMI

LAURA L. LOWMAN - United States Navy Radiological  
Affairs Support Office (RASO)

STEVE MARTINI - Eighteen Trucking Co.

LONNIE MASON - First Generation Inc.

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1 AUDIENCE [Cont.]  
 2  
 3 MATTHEW SLACK - United States Navy Radiological Affairs  
 4 Support Office (RASO)  
 5 DIANE WESLEY SMITH - Bayview-Hunters Point Realtors  
 6 PETER STROGANOFF - United States Navy ROICC Office  
 7 MIRA J. WALDMAN\* - Lennar Corporation  
 8 ANGELA WILLIAMS - Barajas & Associates, Inc. (BAI)  
 9 JAMES WILLIAMS - Bayview-Hunters Point resident  
 10 ---oOo---  
 11  
 12 \*Presenter  
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1 Health Department.  
 2 MR. TISDELL: Keith Tisdell, community co-chair  
 3 and resident.  
 4 MR. FORMAN: Keith Forman, Navy BRAC  
 5 environmental coordinator and Navy co-chair.  
 6 MR. WALDEN: Mark Walden, acting lead RPM for  
 7 Hunters Point.  
 8 MS. PENDERGRASS: Mark, couldn't hear a word  
 9 you said.  
 10 MR. WALDEN: Mark Walden, acting lead RPM for  
 11 Hunters Point.  
 12 MS. PENDERGRASS: Thank you so much.  
 13 MS. BRYANT: Aleta Bryant, RAB member, CamKal  
 14 Trucking.  
 15 MS. PENDERGRASS: Did you get that?  
 16 THE COURT REPORTER: I got her name and "RAB  
 17 member."  
 18 MS. BRYANT: Aleta Bryant, RAB member, CamKal  
 19 Trucking.  
 20 MS. PENDERGRASS: Okay. Thank you.  
 21 MR. VAN HOUTEN: Robert Van Houten, resident,  
 22 Morgan Heights, and RAB member.  
 23 MS. BROWN: Patricia Brown, RAB member,  
 24 Shipyard artist.  
 25 MS. LANE: Jackie Lane, EPA community

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1 SAN FRANCISCO, CALIFORNIA, THURSDAY, MAY 24, 2007  
 2 6:02 P.M.  
 3 ---oOo---  
 4 MS. PENDERGRASS: Okay. Welcome to the Hunters  
 5 Point Shipyard Restoration Advisory Board meeting for  
 6 Thursday, May 24th, 2007. We're gathered here tonight  
 7 in the presence of -- oh. Wrong ceremony.  
 8 MR. TISDELL: Wrong ceremony. Go back --  
 9 MS. PENDERGRASS: As is our custom tonight, I'm  
 10 your host for this lovely affair. I'm Marsha  
 11 Pendergrass.  
 12 And let's get started by introducing all the  
 13 RAB members, and then we're going to introduce the folks  
 14 in the audience tonight. Okay?  
 15 And we have these long tables. So if folks --  
 16 particularly the RAB members, if we can kind of fill in  
 17 up here, it would -- so we don't have to shout at one  
 18 another, it would be fabulous. Okay? Thank you.  
 19 All right. So let's start to my right.  
 20 MR. LANPHAR: Tom Lanphar, Department of Toxic  
 21 Substances Control.  
 22 MR. PONTON: Jim Ponton, Regional Water Quality  
 23 Control Board.  
 24 MS. BUSHNELL: Barbara Bushnell, RAB member.  
 25 MS. BROWNELL: Amy Brownell, San Francisco

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1 involvement.  
 2 MR. J. MASON: Jesse Mason, resident.  
 3 DR. TOMPKINS: Dr. Raymond Tompkins, RAB  
 4 member.  
 5 MR. DACUS: Charles L. Dacus, Sr., RAB.  
 6 MS. PENDERGRASS: Thank you, Mr. Dacus.  
 7 So let's introduce ourselves so we know who  
 8 we're talking to, and feel free to bring your chairs a  
 9 little closer if you can't hear or can't see.  
 10 MR. STROGANOFF: Hi. I'm Peter Stroganoff from  
 11 the Navy ROICC Office.  
 12 MS. PENDERGRASS: Say it again.  
 13 MR. STROGANOFF: Peter Stroganoff from the Navy  
 14 ROICC Office.  
 15 MS. PENDERGRASS: Thank you, Peter.  
 16 MR. WILLIAMS: James Williams, clinical  
 17 scientist and a resident of the Bayview-Hunters Point  
 18 area.  
 19 MS. PENDERGRASS: Okay. James Williams?  
 20 MR. WILLIAMS: Right.  
 21 MS. PENDERGRASS: Clinical scientist?  
 22 MR. WILLIAMS: Right, and a --  
 23 MS. PENDERGRASS: And a Bayview --  
 24 MR. WILLIAMS: -- resident of --  
 25 MS. PENDERGRASS: Bayview resident.

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1 MR. WILLIAMS: -- Bayview-Hunters Point area.  
 2 MS. PENDERGRASS: Excellent. Thank you, sir.  
 3 Welcome.  
 4 Table back there, can you guys be just a little  
 5 quieter? Thank you so much.  
 6 MS. CATERSON: Cecille Caterson, program  
 7 manager, California State Parks Foundation.  
 8 MS. PENDERGRASS: Cecille --  
 9 MS. CATERSON: -- Caterson.  
 10 MS. PENDERGRASS: Caterson. With a "C"?  
 11 MS. CATERSON: With a "C."  
 12 MS. PENDERGRASS: Thank you.  
 13 MS. HILL: Barbara Hill, California State Parks  
 14 Foundation.  
 15 MS. PENDERGRASS: Barbara Hill. Thank you so  
 16 much.  
 17 MS. KITO: Melanie Kito, Navy RPM.  
 18 MS. PENDERGRASS: Melanie.  
 19 Did you get that?  
 20 THE COURT REPORTER: (Nods.)  
 21 MR. GILKEY: Doug Gilkey, Navy BRAC office.  
 22 MS. PENDERGRASS: Doug --  
 23 MR. GILKEY: -- Gilkey is the last name.  
 24 MS. PENDERGRASS: Gilkey. Thank you so much.  
 25 MR. BIELSKIS: Doug Bielskis, ERRG.

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1 to a RAB meeting, as we kind of get over here, we are --  
 2 have a court reporter here, a little human person that  
 3 actually records everything we're saying, and she likes  
 4 to attribute your comments to you directly. That's why  
 5 we try to get your names.  
 6 In addition to that, these proceedings tonight  
 7 are, as always, being recorded so that you can recall  
 8 them at any time to remember what you've said or didn't  
 9 say.  
 10 MR. FRIAS: Larry Frias, resident, local  
 11 business.  
 12 MS. PENDERGRASS: Larry Frias. Okay.  
 13 Okay.  
 14 MR. HALL: Steve Hall, Tetra Tech EMI.  
 15 MS. PENDERGRASS: Thank you.  
 16 MS. WILLIAMS: Angela Williams, Barajas &  
 17 Associates.  
 18 MS. PENDERGRASS: Thanks, Angela.  
 19 We have Carolyn and who else?  
 20 MR. COHEN: Michael Cohen, Mayor's Office.  
 21 MS. PENDERGRASS: Oh, welcome.  
 22 MR. DENNIS: Michael Dennis, community  
 23 resident, MCD Trucking.  
 24 MS. PENDERGRASS: What was the last name  
 25 again?

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1 MS. PENDERGRASS: Can you say that again?  
 2 MR. BIELSKIS: Bielskis.  
 3 MS. PENDERGRASS: Okay. Thank you so much.  
 4 MR. KNIGHT: Darren Knight, Navy RPM.  
 5 MS. PENDERGRASS: Did you get that one?  
 6 THE COURT REPORTER: (Nods.)  
 7 MS. PENDERGRASS: Okay.  
 8 MR. MARTINI: Steven Martini, Eighteen  
 9 Trucking.  
 10 MS. PENDERGRASS: Steven Martini. Thank you,  
 11 sir.  
 12 MR. SLACK: Matthew Slack, Navy's Radiological  
 13 Affairs Support Office.  
 14 MR. ATTIGA: Salem Attiga, EMS.  
 15 MS. PENDERGRASS: Did you get that?  
 16 THE COURT REPORTER: (Shakes her head from side  
 17 to side.)  
 18 MR. ATTIGA: Salem Attiga, EMS.  
 19 MS. PENDERGRASS: Thank you, sir.  
 20 MS. LOWMAN: Laurie Lowman, Navy's Radiological  
 21 Affairs Support Office.  
 22 MS. PENDERGRASS: Thank you.  
 23 MR. DOUGHERTY: Bill Dougherty with Tetra Tech  
 24 ECI.  
 25 MS. PENDERGRASS: For those of you who are new

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1 MR. DENNIS: Dennis.  
 2 MS. PENDERGRASS: "Dennis." Thank you, sir.  
 3 Thank you for coming.  
 4 MS. HUNTER: Carolyn Hunter, Tetra Tech EMI.  
 5 MS. PENDERGRASS: Thank you.  
 6 And who's running around with the microphone?  
 7 MR. BALTIMORE: Brian Baltimore,  
 8 Bayview-Hunters Point resident.  
 9 MS. PENDERGRASS: Oh, thank you,  
 10 Mr. Baltimore.  
 11 Wow, are we ready to get this party started?  
 12 Well, we have a fabulous agenda tonight.  
 13 MR. TISELL: (Inaudible.)  
 14 MS. PENDERGRASS: Beg your pardon?  
 15 MR. TISELL: We have a quorum.  
 16 MS. PENDERGRASS: Okay. Great.  
 17 We have a fabulous agenda tonight.  
 18 I'm not at that point yet.  
 19 We are going to have a couple of presentations  
 20 tonight. We're going to talk about the conceptual  
 21 framework of Candlestick Park. So we have some other  
 22 folks out here tonight.  
 23 So we want to stay on track tonight. So first,  
 24 is there any changes or any suggestions to the -- to the  
 25 agenda?

1 All right. We're going to go right ahead.  
 2 So do we have a quorum --  
 3 MR. TISELL: Yes, ma'am.  
 4 MS. PENDERGRASS: -- Mr. Co-Chair?  
 5 MR. TISELL: Yes, we do.  
 6 MS. PENDERGRASS: All rightie. And what would  
 7 a quorum be?  
 8 MR. TISELL: Quorum would be . . . six.  
 9 MS. PENDERGRASS: Six. So we have more than  
 10 six here tonight, correct?  
 11 MR. TISELL: Yes.  
 12 MS. PENDERGRASS: All rightie, then.  
 13 Okay. So let's talk about the minutes from the  
 14 April 26th RAB meeting. Everybody have a chance to look  
 15 them over? Did they accurately reflect your comments  
 16 and thoughts about the meeting last month?  
 17 Miss Bushnell, did you have a correction?  
 18 Could you tell us what page?  
 19 MS. BUSHNELL: Yes. The correction is on  
 20 page 4 of 16 --  
 21 MS. PENDERGRASS: Thank you.  
 22 MS. BUSHNELL: -- lines 17 through 23, where  
 23 it's implied that myself and Mr. Morrison represented  
 24 the RAB in a meeting with Mr. Michael Cohen. That is  
 25 not accurate. We did not represent the RAB in that

1 for the exact language.  
 2 MS. BUSHNELL: And Mr. Cohen is here, and he  
 3 could verify that.  
 4 MS. PENDERGRASS: Okay. Well, I -- because the  
 5 minutes reflect what actually happened at the meeting,  
 6 if this is exactly what was said and it's kind of  
 7 misrepresented, we can change the language here. But if  
 8 this was what was said and it was misrepresented in the  
 9 meeting, we can have a correction today. So your  
 10 comments today would be reflected in the next meeting  
 11 minutes.  
 12 That make sense?  
 13 All right. Very fine.  
 14 So then I'm expecting something. I need a  
 15 little present here. Yes.  
 16 MR. TISELL: I like to make a motion to pass  
 17 the minutes.  
 18 MS. PENDERGRASS: Oh, my goodness.  
 19 MR. VAN HOUTEN: I'll second.  
 20 MS. PENDERGRASS: You read my mind.  
 21 And we had a second by Mr. Van Houten.  
 22 Well, with that, do we have any discussion  
 23 before we call the question? Okay. All in favor of  
 24 accepting the minutes of the 26th of April, 19- -- oh --  
 25 2007, Hunters Point RAB meeting as they are written into

1 meeting.  
 2 So I wish the minutes to reflect that change.  
 3 It was implied by Mr. Raymond Tompkins and Ahlmsa,  
 4 neither of whom were in the meeting. So I have no idea  
 5 how they knew what the subject matter was.  
 6 MS. PENDERGRASS: Okay.  
 7 MS. BUSHNELL: But we were not representing the  
 8 RAB.  
 9 MS. PENDERGRASS: Okay.  
 10 So, Carolyn, can you go back and review the  
 11 transcript on that? Yes?  
 12 MS. HUNTER: Actually, I double-checked that  
 13 section of the transcript because I did think it was a  
 14 little strange, but that was the statement. But in the  
 15 transcript, James Morrison did state that.  
 16 And Barbara, I can show you the section in the  
 17 transcript, and we can look at it together and see if  
 18 that's correct. But I did double-check it before we  
 19 provided the minutes. So we can look at it. Okay.  
 20 MS. BUSHNELL: We were not representing the  
 21 RAB. I want that clear.  
 22 MS. HUNTER: Okay. So you weren't representing  
 23 the RAB.  
 24 MS. BUSHNELL: No.  
 25 MS. HUNTER: And we'll look at the transcript

1 the record, please signify by saying "Aye."  
 2 THE BOARD: Aye.  
 3 MS. PENDERGRASS: Any opposed? Any  
 4 abstentions?  
 5 Okay. The ayes have it. We'll keep those  
 6 right into the record.  
 7 All right. So let's review the action items so  
 8 that we can go forward. They are on the back of the  
 9 minutes. We had the Navy will schedule that famous  
 10 Environmental 101 class on Saturday --  
 11 MR. FORMAN: Yes.  
 12 MS. PENDERGRASS: -- once at least three new  
 13 community members have joined the RAB.  
 14 MR. FORMAN: Yes.  
 15 MS. PENDERGRASS: So that class is scheduled --  
 16 MR. FORMAN: Yes.  
 17 MS. PENDERGRASS: -- for June 30th.  
 18 MR. FORMAN: Indeed.  
 19 MS. PENDERGRASS: Would you like to report on  
 20 that, Mr. Forman?  
 21 MR. FORMAN: Yes. It's going to be at the  
 22 Tetra Tech ECI compound. Carolyn Hunter and I will  
 23 ensure that every RAB member is informed on that, and  
 24 you'll get a flier. It is being scheduled for Saturday,  
 25 June 30th. Per your request it is on a Saturday, and it

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1 will be well worth it.  
 2 It is -- The class is limited to RAB members.  
 3 You don't have to be a new RAB member. You can have  
 4 been here for many years, like some of you are. But we  
 5 do want you to either contact myself or Carolyn Hunter  
 6 so that we can get an exact head count because there's a  
 7 lot that's going to go into this class. It's going to  
 8 be held from 9:00 in the morning till approximately 3:00  
 9 or 4:00 in the afternoon. And more details will be  
 10 issued to you later.  
 11 Yes.  
 12 MR. J. MASON: Are we having lunch?  
 13 MS. BUSHNELL: No lunch.  
 14 MS. BROWNELL: First and most important.  
 15 MR. FORMAN: You have your priorities --  
 16 MS. PENDERGRASS: The question is --  
 17 MR. FORMAN: -- in the right place.  
 18 MS. PENDERGRASS: -- Will there be lunch.  
 19 Mr. Forman.  
 20 MR. FORMAN: No, there won't. There will be a  
 21 period for you to go and get lunch.  
 22 MR. J. MASON: (Laughs) Okay.  
 23 MS. PENDERGRASS: That pesky Navy does not like  
 24 to buy refreshments. All rightie. So --  
 25 MR. FORMAN: But I do -- I'm in sync with his

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1 priorities. Food is always important.  
 2 MS. PENDERGRASS: That's okay.  
 3 Carryover Item No. 2.  
 4 MR. FORMAN: Okay.  
 5 MS. PENDERGRASS: The RAB will provide  
 6 comments, slash, revisions on a resolution to send a  
 7 letter to the City and County of San Francisco that the  
 8 RAB is opposed to early transfer of the Shipyard -- of  
 9 the property at the Shipyard. The letter will be  
 10 discussed and finalized at the April 12th Membership and  
 11 Bylaws Committee -- Subcommittee meeting and voted on at  
 12 the April 26th RAB meeting.  
 13 So with that, that was authored by  
 14 Mr. Morrison.  
 15 And Mr. Tisdell, you were acting on that. Do  
 16 you have a report?  
 17 MR. TISELL: It never happened. So we have to  
 18 put it off to next month when the pers- -- when the  
 19 author of the -- of the paper shows up to Membership and  
 20 Bylaws.  
 21 MS. PENDERGRASS: All rightie, then.  
 22 Mr. Forman and then Miss Bushnell.  
 23 MR. FORMAN: Yes. I just want to indicate that  
 24 at that subcommittee meeting what I recommended for the  
 25 RAB members is that they give the City an opportunity to

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1 discuss this issue, and tonight Mr. Michael Cohen is  
 2 here to do just that; and what I encourage them to do is  
 3 to listen to his presentation with an open mind, hold  
 4 your questions till the end, and then feel free to ask  
 5 questions of Mr. Cohen.  
 6 And let's get this issue out in the open and  
 7 get some dialogue before anyone votes on a resolution so  
 8 that you know -- you have all the facts in front of you  
 9 before we move forward with anything like this.  
 10 MS. PENDERGRASS: Okay. Very fine.  
 11 MR. FORMAN: Okay.  
 12 MS. PENDERGRASS: Miss Bushnell.  
 13 MS. BUSHNELL: Just in the minutes we just  
 14 approved, there was a motion that I made that we would  
 15 wait until after Mr. Cohen's presentation before we  
 16 followed through on it.  
 17 MR. FORMAN: Right.  
 18 MS. PENDERGRASS: Very good. Very good. Thank  
 19 you. Thank you for that reminder.  
 20 All right. We had one new item, and that was  
 21 that the EPA to request a 30-day extension --  
 22 MR. FORMAN: Yes.  
 23 MS. PENDERGRASS: -- to the public comment  
 24 period for the draft Parcel E-2 RI/FS report.  
 25 MR. FORMAN: Yes. And since that time, there

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1 have been four different requests. U.S. EPA was one of  
 2 them.  
 3 We are allowed to grant up to a 45-day  
 4 extension, and the Navy did grant that extension. So  
 5 comments now are due on the document July 5th, 2007.  
 6 MS. PENDERGRASS: Okay.  
 7 MR. FORMAN: And that amounts to a 45-day  
 8 extension on the public comment period.  
 9 MS. PENDERGRASS: All right. Well, with that  
 10 report, that takes all of our carryover and new items  
 11 off of our action item list --  
 12 MR. FORMAN: Yes.  
 13 MS. PENDERGRASS: -- unless we put some more on  
 14 today.  
 15 Very good. Well done.  
 16 All right. Why don't we move into the Navy  
 17 announcements and then the community chair  
 18 announcements?  
 19 MR. FORMAN: Okay. I wanted to say, first of  
 20 all, Melanie Kito, the project manager for Parcel E-2,  
 21 and I thank you for the opportunity to speak at the  
 22 Citizens Advisory Committee-Environmental Subcommittee  
 23 joint meeting with the RAB Environmental -- or Technical  
 24 Subcommittee meeting.  
 25 We had five RAB members there at the Tuesday

1 presentation there at Windows on the Shipyard. And it  
 2 was a good three-and-a-half-hour meeting, and I --  
 3 Melanie and I appreciate the opportunity to have  
 4 presented and had a good dialogue with the community on  
 5 Parcel E-2 RI/FS.

6 That's the very same document that's been  
 7 extended now, the public comment period, until July 5th  
 8 for you to comment on. Anytime during that period, you  
 9 can also call me. Questions don't have to be in  
 10 writing. You can -- you can ask us any time during that  
 11 period to explain things. But I want to thank everybody  
 12 for that.

13 And also just to reiterate again, if you -- if  
 14 you're on the list to have already attended -- to have  
 15 to attend the June 30th Environmental 101 class, then be  
 16 on the lookout in the next two weeks for us to come out  
 17 with a flier with some information for you.

18 But you still have an opportunity to come to  
 19 either myself or to Carolyn if you wish to attend that  
 20 meeting. But we do want an exact head count for that.  
 21 We'll be at Tetra Tech ECI compound on the base all day  
 22 long for that specific reason. So -- and if you have  
 23 any questions about the class, let me know.

24 MS. BRYANT: I just wanted to know if you're  
 25 already on that list if you still want us to confirm.

1 and walk you through some of the elements of the plan,  
 2 and then we'll take questions from you.

3 You know, this group knows well that the City  
 4 has been engaged in thinking about and planning for the  
 5 redevelopment of Hunters Point Shipyard and for  
 6 Candlestick Point for well more than a decade. The  
 7 planning around Candlestick Point really goes back to  
 8 the 1997 voter measure which called for a stadium and a  
 9 1.6 million-square-foot mall.

10 And the planning around Hunters Point Shipyard  
 11 goes back even further than that. We had the  
 12 redevelopment plan adopted for the Shipyard in 1997; and  
 13 as you all know, that called for a range of uses,  
 14 including residential, job generating, light industrial,  
 15 and R&D and parks and open space.

16 Generally for the last ten years, these two  
 17 projects have moved forward on sort of separate but  
 18 parallel paths, and I think that began to change around  
 19 2005; the 49ers came to us.

20 They realized that the idea of the gigantic old  
 21 mall, the stadium mall concept, was no longer feasible.  
 22 It wasn't financially feasible. It wasn't practical.  
 23 Frankly, the appetite for public financing in pro sports  
 24 stadium had waned even from the '97 bond measure.

25 And so they began to work with us on looking at

1 MR. FORMAN: No. If you're -- that's great.  
 2 If you're already on the list, Aleta, then we've got you  
 3 down. Okay. Thank you.

4 And that's all I've got for now.

5 MS. PENDERGRASS: All right. Thank you.  
 6 Mr. Tisdell.

7 MR. TISDELL: No, ma'am.

8 MS. PENDERGRASS: No report for you?

9 MR. TISDELL: No report.

10 MS. PENDERGRASS: All rightie.

11 MR. TISDELL: Thank you.

12 MS. PENDERGRASS: Well, let's move right along,  
 13 then. It -- We have --

14 Mr. Cohen, are you prepared to lead a  
 15 discussion or make a presentation on the Conceptual  
 16 Framework?

17 MR. COHEN: I am.

18 MS. PENDERGRASS: Very good.

19 MR. COHEN: Thank you. For the record, Michael  
 20 Cohen from the Mayor's Office.

21 What we'd like to do tonight is talk a little  
 22 bit about our plans around both Candlestick Point and  
 23 Hunters Point Shipyard. I'm going to provide a little  
 24 context for what we have been doing. Thank you. And  
 25 then I have Mira Waldman from Lennar's going to come up

1 a denser more urban use of the site, which is really a  
 2 trend that we have seen around the country for stadium  
 3 development where the surrounding development help pays  
 4 for the infrastructure.

5 And in many respects, we started thinking about  
 6 this as this stadium being to football what Pacbell Park  
 7 was to baseball, much more urban and forward-looking  
 8 approach.

9 Fast forward to November of 2006; and, I  
 10 suspect most of you know, the Niners, much to our  
 11 surprise, after about a year and a half of working with  
 12 them said:

13 You know what, we are not sure this is going to  
 14 work. It's too dense of a site. You're going  
 15 to have too much going on at the same time, and  
 16 we are going to start looking at Santa Clara.

17 At that point, I described -- you know, we went  
 18 through what is known as the five stages of grief, but  
 19 we went through them kind of quickly. We -- There was  
 20 denial and anger and I forget the two middle ones, but  
 21 we ended up at acceptance in December.

22 And we set about looking at this site and the  
 23 Hunters Point Shipyard site together to think about  
 24 whether or not they could be combined as one project in  
 25 a way that did two things: met the 49ers' concerns

1 about too much density in one location and also kept  
2 these decade-long promises to the City and to the  
3 Bayview about the revitalization of these two incredible  
4 waterfront sites that are largely dormant and the  
5 possibility for parks, the possibility for affordable  
6 housing, and the possibility for jobs and economic  
7 development that are locked up in them.

8 And frankly, part of the genesis of that was:  
9 Before the 49ers thing went astray, we had been thinking  
10 about an Olympic bid. And when we were looking at the  
11 Olympic bid, we were looking at the two sites together.  
12 And we realized that from a planning and a  
13 transportation and parks and open space and a  
14 infrastructure perspective, it made quite a bit of sense  
15 to look at these projects together.

16 So around December, January, we really began to  
17 look hard at this question of: Could the two sites be  
18 combined to meet these dual objectives?

19 I will say, since then we have been blessed  
20 with very clear policy guidance. Most of you know, the  
21 Mayor and the Board of Supervisors don't always agree on  
22 everything these days; but in terms of this issue and  
23 these projects together, they have been remarkably  
24 unified, remarkably clear in the policy guidance. And  
25 that's been as follows:

1 We should try very hard to see if we can come  
2 up with a solution that provides a compelling way to  
3 keep the 49ers in San Francisco. But we are not going  
4 to do it at any cost.

5 We're not going to mortgage our financial  
6 future, and we are not going to delay this project,  
7 which is these two projects, which have been waiting for  
8 so long to be realized and to realize the public  
9 benefits locked up in them and really subject that to  
10 the will of the 49ers. We are not just going to sit on  
11 our hands and wait to see what happens in Santa Clara.

12 To the contrary, the policy guidance that we  
13 got -- and it was memorialized first in a resolution  
14 from the Board of Supervisors back in February -- was  
15 that we should push ahead with all due speed to come up  
16 with a plan that realizes all these benefits around  
17 parks and affordable housing, around jobs and economic  
18 development, and that works with or without the 49ers.  
19 We hope it will work with the 49ers; but if it doesn't,  
20 there is a unwavering commitment that we're moving ahead  
21 anyways.

22 The second thing I wanted to talk to you about  
23 before I turn it over to Mira was a little bit about  
24 process.

25 We have been very busy over the last four or

1 five months, and we have met with a number of different  
2 community groups. And in all of them, I describe the  
3 fact that we have been engaged in a sprint to the  
4 starting line, not a sprint to the finish line; that our  
5 plan is to start a two-year community-based development  
6 process and an EIR process in June. We are going to be  
7 starting that within a couple of weeks.

8 That as we've done on Treasure Island, as we've  
9 done on Mission Bay, as we did on Phase I of Hunters  
10 Point Shipyard, that we will go through very  
11 transparent, very public vetting of all of the elements  
12 of this project from affordable housing plans to  
13 infrastructure plans and financing plans and affordable  
14 housing plans. You name it.

15 And so what we've done to try to start that  
16 two-year process off on a good foot and to even get  
17 clear policy guidance, we prepared a document called the  
18 Conceptual Framework. And the purpose of the Conceptual  
19 Framework was threefold.

20 One was to articulate the City's policy goals  
21 and objectives for the project so that as we move  
22 through this two-year public planning exercise, the  
23 community and the City at large has in writing a set of  
24 goals and objectives to test us against to see if we're  
25 achieving them.

1 And as I've mentioned, the main goals and  
2 objectives that were identified was a significant  
3 increase in public open space and recreation areas, a  
4 significant increase in new affordable housing, and  
5 particularly a rather unique opportunity to rebuild the  
6 Alice Griffith Housing Project on a one-for-one basis  
7 without displacement at current low-income levels, which  
8 is something that we've never been able to do elsewhere  
9 in the city, but we have enough land with this combined  
10 project to do here. We think it's an incredible public  
11 benefit and opportunity.

12 And obviously, the third is jobs. We have been  
13 at this a long time. We know that we need to create  
14 economic development opportunities that are directed  
15 particularly to Bayview residents.

16 We also in that document talk about some of our  
17 goals to achieving, you know, the highest levels of good  
18 urban design and environmental sustainability, the  
19 commitment to preserving the artist community at the  
20 Shipyard on a permanent basis so they can be part of  
21 that process into developing and implementing  
22 transportation solutions which will improve the transit  
23 picture in the area.

24 So those are all explained as sort of our  
25 policy goals and objectives.

1 We also talk about what are the means: How are  
2 we going to achieve those objectives? And this is an  
3 issue that cities across California have been facing for  
4 a long time, frankly, since Prop 13 was passed as we get  
5 less and less money from federal and state governments.

6 It's harder and harder for us to pay for things  
7 like new parks and open space and affordable housing.  
8 And it's such a strain on our financial picture to  
9 provide more basic services, like police and public  
10 health and road surfacing, that one of the things that  
11 we've realized is we need to -- when we have the  
12 opportunity to leverage development opportunities to  
13 create those public benefits.

14 We are lucky; we're blessed in San Francisco  
15 that there's a demand for our land. We can use our  
16 entitlement power. We can use tax-exempt financing  
17 tools and significant investments to private capital to  
18 create public benefits.

19 And I'll give you an example. On Treasure  
20 Island, we're looking at building a 300-acre park which  
21 will be one of the biggest parks improvement projects in  
22 the city's history and about \$400 million worth of  
23 below-market affordable housing without a penny of  
24 general fund money.

25 And we are looking at using the exact same

1 financing tools -- our entitlement power, hundreds of  
2 millions of dollars of private capital invested in the  
3 Bayview, and then some of these tax-exempt financing  
4 tools, like tax-increment financing the Mello Roos  
5 bonds -- to do the exact same thing here.

6 The third element of the Conceptual Framework  
7 was -- it included a preliminary land plan and a  
8 preliminary transportation plan; and this was important  
9 because as I mentioned, it's our intention to start  
10 environmental review very shortly.

11 So we had to have a development program that we  
12 could begin the environmental review program on. Mira's  
13 going to come up in a second and show that to you and  
14 walk you through it.

15 I will give you one word of caution. The one  
16 thing that I can guarantee anyone about this process  
17 over the next two years is the land plan you're about to  
18 see will change because as we roll up our sleeves; as we  
19 have more and more community meetings, parks advocates,  
20 with the affordable housing advocates, with the Alice  
21 Griffith residents, all of these issues get factored in,  
22 the plan will change.

23 But it is a pretty good demonstration of what  
24 we can put where and sort of answer this basic question  
25 of the Board of Supervisors and the Mayor put to us,

1 which is, Can we combine these projects in a way that  
2 both addresses the 49ers' concerns and delivers on the  
3 promises to the Bayview that have been out there for a  
4 long time on these projects? And we believe the answer  
5 to that question is, Yes.

6 And with that, I'll turn it over to Mira and  
7 have her quickly walk you through the plan.

8 MS. WALDMAN: Hi. I'm Mira Waldman from  
9 Lennar, and thank you for letting us take this  
10 opportunity to walk you through the plan as we --

11 MR. FORMAN: Sorry, ma'am. You'll need to  
12 speak up quite a bit louder.

13 MS. WALDMAN: Absolutely.

14 MR. FORMAN: Thank you.

15 MS. WALDMAN: Mira Waldman from Lennar. Thank  
16 you for having us here.

17 We go on to the next slide.

18 So this slide should look remarkably familiar,  
19 at least on the right half of things.

20 What we have here is just the layout of what  
21 the site is that we're discussing. On the right,  
22 obviously, is Hunters Point Shipyard. At the top or in  
23 the middle of the Hunters Point Shipyard, you can see  
24 where hillside and hilltop lie with the work that's  
25 currently with Lennar.

1 This opportunity has given us the chance to  
2 envision this whole thing as one specific plan.

3 In the -- in the process of doing that, we have  
4 actually looked at a number of other things that are  
5 surrounding these two sites, including Double Rock,  
6 Alice Griffith, which Michael was just mentioning; and  
7 that is a specific site that we are looking at including  
8 at the moment.

9 However, if it's decided by the residents at  
10 that site that that's not a way to proceed, it is  
11 possible to not have the site, include that. But at  
12 this time, we are looking at approximately 770 acres of  
13 land.

14 So on to the next slide. You may ask, What  
15 does one do in a situation when one has 771 acres in  
16 terms of coming up with a land plan? And one of the  
17 main things that we did going through this was to look  
18 at kind of the opportunities and the constraints.

19 Specifically, we had our designers sit  
20 back and think about sustainability as one of the  
21 principles that we wanted to have the entire site  
22 redesigned around.

23 And one of the things that I'm sure this group  
24 is eminently aware of is Point No. 1. One of the big  
25 topics that we kept in mind was these are brownfields,

1 and there's significant amount of healing that needs to  
 2 be done of these brownfields before we can actually  
 3 develop much on them as they currently stand, at least  
 4 for the Hunters Point side of things.

5 We spent a lot of the time thinking about how  
 6 to integrate transit into the land use. We wanted to  
 7 make this a very walkable community. We wanted it to be  
 8 something where people wanted to live.

9 And we've been doing a lot of exploration of  
 10 different types of energy sources that we can be using  
 11 to maintain this as a sustainability community.

12 With 771 acres, there's a lot of opportunity  
 13 for open space, as Michael was saying. It's one of the  
 14 great amenities that we think that the redevelopment of  
 15 this site can actually provide.

16 So we've spent a lot of time just trying to  
 17 figure out where jobs should be placed, how to create  
 18 the optimum at work of infrastructure that can create  
 19 distinct but very linked communities and make the  
 20 southeast create a vibrant community here within the  
 21 southeast or that section of the southeast.

22 One of the great things about most of this site  
 23 is that it's not areas of existing housing. So this is  
 24 a great opportunity without displacement to create a  
 25 vibrant new neighborhood.

1 are potentially interested -- and/or industrial or R&D.

2 So that is something that we are going to be  
 3 continuing to look at, both the market and the interest  
 4 in that site, as this project moves forward.

5 Beside that you can see a 69,000-foot -- seat  
 6 stadium. And this -- the opportunity of moving that  
 7 from Candlestick to Hunters Point provides a huge green  
 8 open space network around it. And one of the advances  
 9 that we have been thinking about for this is when you  
 10 create a stadium, you end up in a lot of situations with  
 11 a sea of parking, and that is something we do not want  
 12 to have happen in this -- in this scenario.

13 So what we have been looking at is creating  
 14 that as actually an amenity to find a way to have that  
 15 be dual use so that ten days a year when this is being  
 16 used for its -- its purpose is the NFL stadium, this  
 17 would be parking.

18 And for the rest of the year, this would  
 19 actually be ground use -- that could be used as soccer  
 20 fields or ball courts or other things for other  
 21 active -- active amenities for the community for both --  
 22 all of the southeast in San Francisco but also for the  
 23 new communities that are created within here.

24 Moving on to Candlestick, there's -- the  
 25 variety of yellow and orange in here again is fairly

1 On to the next slide.

2 So taking a minute to explain to you what it is  
 3 that we've actually got programmed at this site or what  
 4 we are looking at in terms of for the plan itself, and  
 5 I'll look at this by color by site.

6 At the Hunters Point Shipyard, you can see  
 7 where Parcel B is. There's a significant section of  
 8 yellow with some orange interspersed within it. Those  
 9 are -- This is going to be the housing section of the  
 10 site, and within there we are looking at between 2,000  
 11 and 2500 homes.

12 Parcel C is blue and white on this below  
 13 Parcel B, and on that site we are looking at a variety  
 14 of industrial --

15 Thank you.

16 Hold on a second.

17 It looks like it. Looking, but it's not  
 18 showing up.

19 Below Parcel B --

20 Yeah. Oh, thanks.

21 Parcel C is right here. In that we have slated  
 22 at this point for 2 million square feet of industrial  
 23 job-producing re- -- job-producing commercial of some  
 24 form or another. We believe it will be potentially a  
 25 variety of biotech -- there are a number of firms that

1 dense housing or is housing, and down here this is  
 2 lower-scale housing. And in the middle what we have  
 3 created is mixed use, which would be -- and retail. We  
 4 are thinking about 700,000 feet of a little bit of  
 5 office and 500- or 600,000 feet of retail center placed  
 6 there. And surrounding this entire site what you see is  
 7 about 350 acres of parks and open space.

8 And in terms of sustainability principles, the  
 9 white dots that you see located in a number of different  
 10 places on the site are to represent BRT, bus rapid  
 11 transit stations, that we strategically kind of place  
 12 around the site so that almost every home is within a  
 13 five-minute walk of bus rapid transit.

14 The next slide will just give you a feel for  
 15 the massing of the site and how it would look once it  
 16 was completed.

17 There are a few towers in the foreground at  
 18 Hunters Point. You're looking over Parcel B, the homes  
 19 and residential on Hunters Point; and to the left in the  
 20 foreground is the industrial. Behind it is the stadium,  
 21 and then in the background you can see Candlestick with  
 22 a lot of parks and residential, and what you can't see  
 23 in the very back would be the retail and mixed-use areas  
 24 on Candlestick.

25 On the next slide, we just wanted to give a

1 feel for what this community might actually look like,  
 2 and this is just to show that what we're aiming for is  
 3 walkable, livable streets and a very vibrant community;  
 4 and we believe that we do have the opportunity of  
 5 creating that here.

6 As far as the open space plan goes, which is  
 7 the next slide, as I said before, there's about  
 8 350 acres of open space, and we intend to design it to  
 9 have a variety of both active uses and passive uses.

10 As a result of the fact that state lands is  
 11 actually the holder of a lot of the land around  
 12 Candlestick Point, they have a preference towards  
 13 passive lands. So a lot of the area around Candlestick  
 14 will be programmed more passively.

15 That opens up the opportunity for the parking  
 16 and the other areas around Hunters Point to be used  
 17 with -- to be created with a variety of amenities that  
 18 the community and neighborhoods could use. So it would  
 19 be programmed more actively.

20 And there's a variety of different things that  
 21 our land planners have been thinking about. The next  
 22 slide shows just a feel for what the passive sites might  
 23 look at and some of the existing uses at Candlestick.

24 For instance, there's the windsurfing area,  
 25 which would certainly remain. And the -- parts of the

1 areas would be used as storm water ponds or bioretention  
 2 ponds. Parts would be programmed with trails and  
 3 seating areas and, of course, big open fields where  
 4 people can fly kites or do a variety of different  
 5 passive recreation.

6 And if you go on, the next slide actually shows  
 7 the idea that at Hunters Point, we would have the  
 8 opportunity to do things kind of celebrating the legacy  
 9 of the Shipyard. This is one of the ideas that our land  
 10 planners have come up with of creating an entire section  
 11 of park and open space to actually be a heritage park  
 12 around the -- one of the dry docks -- I think this is  
 13 around Dry Dock 4 -- to celebrate the historic past,  
 14 which will always be remnants and a legacy of this  
 15 site.

16 You can't really talk about building  
 17 6,500 homes here and 25 homes there without talking  
 18 about transportation. So the next slide is to talk  
 19 about how do you get people in and out?

20 There will be a variety of improvements that  
 21 will be -- need to be to done [sic] to the roads. Auto  
 22 access for Hunters Point would end up requiring  
 23 improvements both to Evans and Chavez -- and Cesar  
 24 Chavez.

25 There are also ideas about widening the bridge,

1 the Illinois Street Bridge, and improving the roads on  
 2 Cargo Way to create that as additional vehicular  
 3 capacity.

4 Around Candlestick the ideas have been to  
 5 improve Harney Way and the U.S. 101 interchange, and  
 6 there -- we have a huge traffic team exploring many  
 7 options and opportunities about how to get cars in and  
 8 out and people in and out.

9 But it's not only cars. The next slide shows  
 10 that there's also a number of other transportation  
 11 improvements that we've been looking at to try to  
 12 service these new communities as they develop.

13 And one of the ideas is a bus rapid transit  
 14 system that would -- you can see it's green and it's at  
 15 the bottom, down here. It actually would link in from  
 16 the Geneva Avenue extension of Cal-Train and take a  
 17 route all the way through Candlestick Point, linking it  
 18 into Hunters Point again for the whole integration of  
 19 the two sites.

20 So overall, that's the idea of what we've been  
 21 thinking about for the plan for the new  
 22 Candlestick-Hunters Point once we've moved forward and  
 23 gone through the cleanup.

24 MS. PENDERGRASS: Thank you.

25 MS. WALDMAN: Can you move on to the last

1 slide?

2 MR. COHEN: So we'd be happy now to answer any  
 3 questions. We want to do that brief overview for you.  
 4 So why don't we take it from there?

5 MS. PENDERGRASS: All right.

6 Anybody have any questions?

7 Let's start with Dr. Tompkins, move to  
 8 Miss Bushnell, and then Mr. Tisdell and then Mr. Mason.

9 DR. TOMPKINS: Oh, good. Thank you. I'm  
 10 sorry. I didn't -- can't remember your name.

11 MR. COHEN: Michael.

12 DR. TOMPKINS: Michael. You referred to a  
 13 plan. Do you have a copy of that? I only seen a  
 14 Exhibit B. Could you forward us -- maybe you didn't  
 15 bring it with you -- the conceptual plan that maybe we  
 16 could look at it another time?

17 MR. COHEN: Yeah, absolutely. In fact, before  
 18 I came today, I asked someone in my office who said that  
 19 the Conceptual Framework had been distributed to RAB  
 20 members previously. If it hasn't been, we'll make sure  
 21 that it is. We'll send it. If it's okay, we'll send it  
 22 electronically. However you want it, we'll give it to  
 23 you.

24 DR. TOMPKINS: Okay. Then another follow-up to  
 25 that.

1 MS. PENDERGRASS: Dr. Tompkins, before we move  
 2 forward, did you want that as an action item so that  
 3 that can be followed up on?  
 4 DR. TOMPKINS: Yes, please.  
 5 MS. PENDERGRASS: All right. And the contact  
 6 person, then, would be Miss Hunter --  
 7 MR. COHEN: Great.  
 8 MS. PENDERGRASS: -- Carolyn Hunter.  
 9 MR. COHEN: Okay.  
 10 MS. PENDERGRASS: She will give you --  
 11 MR. COHEN: I'll get your --  
 12 MS. PENDERGRASS: -- the contact information --  
 13 MR. COHEN: Thank you.  
 14 MS. PENDERGRASS: -- before you leave --  
 15 MR. COHEN: Thank you.  
 16 MS. PENDERGRASS: -- to get that. Thank you.  
 17 Continue, sir.  
 18 DR. TOMPKINS: Okay. Thank you.  
 19 Could you do a little -- I peeked a little bit  
 20 in here on this -- is this your document first for  
 21 clarity?  
 22 Could you hand that over to him.  
 23 So I'm asking the right person the right  
 24 question.  
 25 MR. COHEN: Yes.

1 DR. TOMPKINS: Okay. In that -- and get that  
 2 back -- how do you propose the -- with the concept you  
 3 presented us, is that a quick transfer? Are you  
 4 proposing that?  
 5 And how would that go about? since I heard so  
 6 much in the newspaper, and there's concern in the  
 7 community; and we have some concerns that we have voiced  
 8 here. Could you explain a little bit further 'cause you  
 9 didn't really address that in your presentation.  
 10 MR. COHEN: Yeah, no. I appreciate the  
 11 opportunity to do that.  
 12 One of the things that we have been thinking  
 13 about is for the Shipyard pursuing a series of phased  
 14 early transfers that I refer to as "early transfer  
 15 lite."  
 16 You know, the typical early transfer is: When  
 17 there's a bunch of cleanup that needs to be done, the  
 18 Navy or Army or Air Force says, You know what, you,  
 19 City, and/or their developer, you do the cleanup for us,  
 20 and we'll give you a pot of money.  
 21 What we've been talking about here -- and it's  
 22 interesting, this idea really came from the EPA, from  
 23 the regulators, that we would have the Navy finish all  
 24 of the radiological work; they would finish all of the  
 25 hot-spot removal.

1 But to the extent that the -- part of the  
 2 remedy involved to cover remedy, which we know, like  
 3 Mission Bay, like any other browns field [sic], there  
 4 will be some element of cover remedy that will be over,  
 5 I suspect, all of the site, what the regulators were  
 6 worried about was: The idea is, well, who's going to be  
 7 the party responsible for enforcing that cover remedy,  
 8 and what happens if the Navy is sort of putting the cap  
 9 in and then we turn around and when we build the parks  
 10 or we build the building foundations, et cetera, then  
 11 who's responsible for that cover remedy?  
 12 So the sort of general idea is twofold: One,  
 13 we pursue a series of phased early transfers as big  
 14 slugs of land are available that work for our  
 15 development plan; and two, that we not take them in the  
 16 traditional sense, but we take them when basically the  
 17 Navy has finished all of the removal action. But  
 18 instead of digging a hole twice, we will install the  
 19 cover remedy as we do our development. We would likely  
 20 be responsible for long-term monitoring and other things  
 21 as well.  
 22 So that's the general concept that we're  
 23 considering.  
 24 MS. PENDERGRASS: All right.  
 25 Miss Bushnell.

1 MS. BUSHNELL: You said you'd be starting  
 2 environmental study in June.  
 3 MR. COHEN: Correct.  
 4 MS. BUSHNELL: How are you going to implement  
 5 that, and how will it be announced to the public, and is  
 6 there a mailing list we can get on?  
 7 MR. COHEN: We will -- We can make sure that  
 8 the RAB is included on that. As many of you know, if  
 9 you're familiar with the CEQA process, we have a very  
 10 public process of going through the scoping of a  
 11 project.  
 12 You know, one of the things that we're actually  
 13 excited about, CEQA over the years and the way people do  
 14 EIRs has been kind of turned upside down. And often you  
 15 have a project and it's done; everything's planned; and  
 16 then you do an EIR almost after the fact to justify your  
 17 project.  
 18 In this case, we're really looking at using the  
 19 EIR process to help mold the project as we go so that we  
 20 will work through. We are going to be doing  
 21 transportation studies, wind studies, natural resource  
 22 studies, all the things that we need to do and have that  
 23 project work itself through. And that's why I said  
 24 earlier, the one thing we know for certain is that this  
 25 will change.

1 So the Redevelopment Agency will be the lead  
2 agency. We have selected a contractor, EIP, who's done  
3 a number of the major EIRs in San Francisco; and we will  
4 make sure that the RAB is included on all of the notices  
5 regarding the CEQA and EIR process.

6 MS. PENDERGRASS: All right.

7 MS. BUSHNELL: And just one more thing if I  
8 may.

9 The RAB has experienced with the Parcel A  
10 implementation by Lennar some very bad feelings that  
11 Lennar has not respected the community insofar as water  
12 and dust control. And it's our understanding they have  
13 cleaned that up, but it's left us with the impression  
14 that we can't trust them.

15 MR. COHEN: Yeah. And you know, we're very  
16 aware of that, and I appreciate the fact that you raise  
17 that, because it's a big issue. And I want to say two  
18 things on that.

19 One, we are going to be having a lot of public  
20 meetings over the summer to talk about the dust-control  
21 issue because there are -- clearly, there were some  
22 things that were done wrong. There were some things  
23 that have been fixed.

24 The biggest thing that is frustrating to me is  
25 there is a lot of misinformation out there about the

1 nature of the exposure that people got from that dust;  
2 and it's really important that as a city family and in  
3 this community, information is a tool. So we are going  
4 to be having a lot of conversations about that.

5 The second thing -- and this came up -- when we  
6 talk about early transfer, one of the things that the  
7 newspaper reported -- and it just completely whiffed on  
8 this, and I hope there aren't any reporters here, but --  
9 is this notion that Lennar will be doing the cleanup.  
10 And the fact of the matter is, Lennar is a developer.  
11 They are not a remediation firm.

12 Under the kind of early transfer that I  
13 describe, the Navy is going to be doing the cleanup with  
14 their remediation firms. And to the extent that there's  
15 anything left, whether it's groundwater monitoring or  
16 something else, that will be done by qualified  
17 environmental remediation firms that the City, the  
18 State, and the federal regulators will have a lot of  
19 oversight over.

20 Lennar builds homes and they build  
21 infrastructure. They don't do cleanup.

22 MS. PENDERGRASS: All right. Thank you.

23 Mr. Tisdell and then Mr. Mason, and then we  
24 will have Miss Brown.

25 MR. TISDELL: Mr. Cohen, I have two quick

1 questions for you.

2 What do you mean by low-scale housing, and will  
3 Candlestick be torn down?

4 MR. COHEN: Candlestick will definitely be torn  
5 down. And it's worth pausing on. We went through this  
6 pretty quickly.

7 But, you know, I don't know how to say it  
8 strongly enough that one of the unbelievable public  
9 benefits we hope to create here is open space. What we  
10 have said to State Parks -- we have spent a lot of time  
11 on this -- is, You're going to end up at the end of the  
12 day with more parkland, and it will be vastly improved.

13 As all of you know, most of the Candlestick  
14 state recreation area is underutilized, and that's  
15 probably a polite way of saying it. A fair amount of it  
16 is just dirt.

17 Same thing is true with the Candlestick land.  
18 Right now we have 77 acres of rec. parkland, which is an  
19 asphalt parking lot and an old decrepit stadium. So  
20 both of those are coming down and will be integrated  
21 into the larger project; and rec. park will end up with  
22 more acreage from a park's perspective, and it will be a  
23 heck of a lot better.

24 When we refer to -- and I've forgotten the term  
25 exactly that Mira used, but it's really a lower-density

1 housing. Yeah.

2 So what we're really talking about is, the vast  
3 majority of the housing on both sites will be in the  
4 two- to four-story range. The semicircle, which is on  
5 Candlestick, which is closest to the water's edge, that  
6 sort of half crescent, will largely be in that two- to  
7 four-story range. The rebuild of the Alice Griffith  
8 site, the same. Most of Parcel B.

9 There will be some higher density, and we are  
10 trying to figure out how to integrate transit. It's a  
11 big deal if we are going to make this a really  
12 sustainable community that we are concentrating  
13 residential density around transit stops.

14 But that was what the reference was.

15 MS. PENDERGRASS: Okay.

16 Mr. Mason and then Miss Brown.

17 MR. J. MASON: Good evening, Mike. I haven't  
18 seen you in a while.

19 MR. COHEN: Nice to see you, Jesse.

20 MR. J. MASON: There are two things that I'm  
21 concerned about. Well, there's one big thing that I'm  
22 concerned about. That's the job situation with the  
23 community.

24 Well, what I really want to focus on, because  
25 I'm the economic chair of the RAB, you know, is there

1 going to be any technical -- technical help for  
 2 contractors and businesses that have been in the  
 3 community quite -- for quite some time?  
 4 Because what I'm concerned about is  
 5 sustainability, because in order for us to continue on,  
 6 we have to be sustainable. So that means that we have  
 7 to continue working. We want to be in some of that  
 8 industrial area too. So are you --?  
 9 MS. PENDERGRASS: Mr. Mason, did you have a  
 10 question?  
 11 MR. J. MASON: I'm getting ready to finish it.  
 12 MS. PENDERGRASS: Just want to -- okay. I'm  
 13 sorry.  
 14 MR. J. MASON: Is that part of the City's  
 15 implementation?  
 16 MR. COHEN: Absolutely, and on both levels.  
 17 And you know, for those of you who are familiar  
 18 with the development agreements for Phase I on the  
 19 Shipyard, we spent a lot of time thinking about jobs  
 20 programs, and not just jobs programs, but creating  
 21 economic development opportunities for Bayview  
 22 businesses.  
 23 It's not very well-known, because we haven't  
 24 started building the homes yet, but 42 percent of all of  
 25 the vertical development for homes on Phase I of the

1 Shipyard has to go to local community builders, either  
 2 doing it independently or in joint venture with Lenar.  
 3 We have programs that require people to buy  
 4 goods and services on Third Street instead of going to  
 5 Home Depot. We have a lot of these programs.  
 6 But the other thing is, we recognize we're sort  
 7 of working the kinks out on Phase I and that we can do  
 8 better. There are going to be a heck of a lot more jobs  
 9 here, particularly on the permanent jobs side.  
 10 And I was talking to Dr. Veronica Hunnicutt and  
 11 many of you know from City College, and the city build  
 12 program has really taken off, and we think we have a  
 13 really wonderful vehicle for construction trades. But  
 14 what we need to work on now is Dr. Hunnicutt and City  
 15 College has a program where they are taking Bayview  
 16 youth and making them job ready for biotech jobs.  
 17 MR. J. MASON: There you go.  
 18 MR. COHEN: People think of biotech as just  
 19 Ph.D.s. The reality is, for every Ph.D., there's 10 or  
 20 15 people who are working in labs. These are career  
 21 jobs. They don't necessarily require a four-year  
 22 degree. Many of them can be done on a two-year  
 23 associate's degree.  
 24 So what we are trying to do, Jesse, is  
 25 anticipate what other jobs that are going to be coming,

1 both on a construction and permanent basis; and then  
 2 take this very cumbersome machinery we have, which is  
 3 our work force development program, and make sure it's  
 4 training people for the right jobs.  
 5 MR. J. MASON: Okay.  
 6 MS. PENDERGRASS: All right.  
 7 Miss Brown and then Mr. -- how do you say your  
 8 last name?  
 9 MR. RAO: "Rou."  
 10 MS. PENDERGRASS: -- Rao. And you'll be our  
 11 last question.  
 12 MS. BROWN: Yes. I'm a Shipyard artist, and I  
 13 wondered in this where the artists will be. Do you know  
 14 yet?  
 15 MR. COHEN: So you obviously weren't at our  
 16 meeting two weeks ago.  
 17 MS. BROWN: (Shaking her head negatively.)  
 18 MR. COHEN: We had a terrific meeting with all  
 19 Shipyard artists. You know, like a lot of the  
 20 constituents of interest here, the first reaction when  
 21 you -- people realize that we are finally going to do  
 22 something is utter panic. And the artists were at the  
 23 front of that line.  
 24 In the Conceptual Framework document, which  
 25 Dr. Tompkins appropriately has asked that I get to all

1 of you, there's very specific language that the artists  
 2 in the Shipyard will be permanently kept as part of that  
 3 at affordable rates.  
 4 We talked about -- we had a meeting. There  
 5 were about a hundred artists there. I think it was two  
 6 Mondays ago -- is, we are -- we actually, thanks to  
 7 Congresswoman Pelosi, have a planning grant to help  
 8 figure out where the permanent artists community should  
 9 be in the Shipyard.  
 10 And it's going to be a fascinating discussion  
 11 because no one agrees, and it's going to be very -- and  
 12 some people want to be way off on their own. Some  
 13 people like the idea of being in a retail area 'cause it  
 14 will be Open Studio 365 days a year.  
 15 But the commitment is very unequivocal that the  
 16 artists are a part of this program.  
 17 MS. BROWN: Okay. Thank you.  
 18 MS. PENDERGRASS: Mr. Rao.  
 19 MR. RAO: Hi, Michael.  
 20 MR. COHEN: Hello.  
 21 MR. RAO: This is sort of a -- maybe a  
 22 composite question, and I just want to educate myself,  
 23 and probably maybe some community members may have some  
 24 similar questions.  
 25 But in terms of the transition of the transfer,

1 if we are not completing the cleanup process, or we  
 2 complete the cleanup process but without putting, for  
 3 example, a cap, how does the regulator agency certify  
 4 that there's no public health hazard and that we can  
 5 continue on? That's my first question.

6 And the second part is, in terms of liability,  
 7 is -- according to CERCLA, is there continuing liability  
 8 for the Navy after, or is it more falling under Lennar,  
 9 or would it actually fall under City in some way?

10 MR. COHEN: Those are two extremely good  
 11 questions, and the first one is very subtle a nuisance.

12 Interestingly, when I mentioned that the  
 13 regulators kind of were encouraging us to take this  
 14 approach, it was to deal exactly with that issue. They  
 15 weren't sure how they were going to make the finding in  
 16 the cap if they knew we were going to be coming back in  
 17 and doing it later.

18 I may defer to Keith and some of the others  
 19 with greater technical acumen or Amy to tell you exactly  
 20 how.

21 But the bottom line, as many of you know, we  
 22 have a conveyance agreement that was negotiated in 2004  
 23 with the Navy where we have to get concurrence from fed  
 24 EPA and the State that the property as it's transferred  
 25 is safe for its intended use, whether it's a residential

1 use or an industrial use or recreation and open space  
 2 use.

3 I suspect that I'm not answering your question  
 4 perfectly.

5 And remind me what the second one was, and I'm  
 6 going to kick it back to either Keith or Amy.

7 MR. RAO: Liability.

8 MR. COHEN: The liability, which is -- you  
 9 know, this has been very important, and thankfully  
 10 Congress thought about this a long time ago in the base  
 11 closure context. So there are principally two federal  
 12 laws: There's 120(h) under CERCLA and Sec- -- what's  
 13 known as the Section 330 indemnity, which allows local  
 14 communities and the development partners and people who  
 15 are living on the site to go by: The liability comes  
 16 back to the Navy if we discover, for example, we are  
 17 going through we think we knew what was there and we  
 18 discover something we didn't know, the Navy is legally  
 19 responsible for that under either 120(h) of CERCLA or  
 20 Section 330.

21 And I wonder if Amy or Keith want to try to  
 22 better answer the issue about the findings that the  
 23 regulators would make at the moment of transfer.

24 MR. FORMAN: Well, there would be City -- there  
 25 would be a Finding of Suitability to Transfer.

1 And timing is critical in an early transfer.  
 2 As we covered in one of the subcommittee meetings,  
 3 there's different types of early transfers, and part of  
 4 what it pivots on is the timing: you know, how far in  
 5 the cleanup and what the Navy has finished in cleanup,  
 6 which would in theory be then no further action  
 7 required, and what cleanup needs to be done in concert  
 8 with the redevelopment.

9 So what we would have to do -- and we will all  
 10 get a chance to do this -- is examine that in detail  
 11 when the time comes when we put all of the pieces  
 12 together. Now it would be hard to know. We do know  
 13 a few absolutes, and Mr. Cohen has mentioned them.

14 The Navy -- Every intention at this point is  
 15 for the Navy to retain the cleanup for the radiological  
 16 program. So we are going to move forward on that.

17 But we are also going to move forward as  
 18 funding becomes available on things such as the  
 19 groundwater plumes that require remedial action, things  
 20 like that.

21 So that's all going to be part of a process.  
 22 We'll have a series of documents, both in CERCLA and  
 23 then capped by a number of agreements, including a  
 24 Finding of Suitability to Transfer; and you'll have an  
 25 opportunity to review and comment on and review

1 presentations at future RAB meetings every step of the  
 2 way in the process.

3 MS. PENDERGRASS: Okay.

4 MS. BROWNELL: And I just might add that -- and  
 5 this, again, Keith has alluded to it -- you know, it's  
 6 going to be a long process.

7 But what Michael is mentioning as far as doing  
 8 "early transfer lite," so there might be this point  
 9 where this early transfer is implemented, but the RAB --  
 10 the final piece of the remedy, which would be the cover,  
 11 the stadium, or the housing, is going to then be  
 12 transferred -- the responsibility is transferred over to  
 13 the new landowners; and that means also that the new  
 14 landowners then also have the regulators overseeing that  
 15 and making sure they are doing it correctly.

16 And then the final, like, okay, everything's  
 17 done and then -- the regulators having to sign off and  
 18 say everything's done, they will be signing off on  
 19 whoever has actually built all of the structures, that  
 20 which is now the cover; and they'll say, Okay, it's  
 21 finally done.

22 So it's going to be phased, phased thing.

23 MS. PENDERGRASS: Okay.

24 Well, thank you for that presentation.

25 We don't have time for more questions at this

1 point. We're going to take a break; and then if there  
 2 are dying questions, perhaps we can catch those at the  
 3 end of the meeting tonight.  
 4 So we're going to take ten minutes. So ten  
 5 minutes after we'll come -- reconvene. Thank you.  
 6 (Whereupon, a recess is taken from  
 7 7:01 p.m. to 7:11 p.m.).  
 8 MS. PENDERGRASS: All right. We're going to  
 9 move on, then, forward with wetland restorations at  
 10 Yosemite Slough, an update on that, by Cecille and  
 11 Barbara, the California State Parks Foundation.  
 12 MS. HILL: I could use the . . . Good man.  
 13 MS. PENDERGRASS: Are we ready to begin?  
 14 MS. HILL: I can do it from here. Do I just  
 15 go . . . ? Oh, okay. Good.  
 16 All right. Good evening. My name is Barbara  
 17 Hill. I'm from the California State Parks Foundation.  
 18 I'm delighted to be here to update you on a project  
 19 we've been working on that is adjacent to the Hunters  
 20 Point site, the Shipyard site that you all are focused  
 21 on.  
 22 My organization is an independent nonprofit  
 23 group. We are not a state agency. We are the primary  
 24 nonprofit partner for the state park system; and to that  
 25 end, we do a number of things.

1 In this particular case, what we have been  
 2 doing is kind of shepherding the process forward to  
 3 restore what is called Yosemite Slough; and if you're  
 4 looking at your two maps, one of which is being  
 5 covered --  
 6 MS. HUNTER: I'll wait.  
 7 MS. HILL: -- In the bottom left-hand corner  
 8 just adjacent to the South Basin and extending inland is  
 9 Yosemite Slough, and that's the picture right there of  
 10 the current slough.  
 11 Next slide.  
 12 So my organization, nonprofit, we got involved  
 13 some time ago primarily to raise funds, to do  
 14 feasibility study, and ultimately to kind of move this  
 15 potential project through. And there's no question, we  
 16 could not have done it without a lot of help from a lot  
 17 of different agencies, community groups, nonprofits.  
 18 And that's just a sampling of the groups we've worked  
 19 with, and we are very grateful for their help.  
 20 Next slide.  
 21 Okay. So Candlestick Point State Recreation  
 22 Area is, believe it or not, a state park, as Michael  
 23 alluded to it. It is a state park that, like many state  
 24 parks in California, has faced some funding challenges,  
 25 shall we say.

1 There are 278 state parks in California, and  
 2 they are facing close to one point some billion dollars  
 3 in maintenance backlog. So dollars are very precious,  
 4 and you can imagine each park and each constituency is  
 5 out there advocating for work in their park.  
 6 This park's important because it was the first  
 7 urban state park in the system. And the reason why that  
 8 matters is because it's State Parks' public face, if you  
 9 will, to a nontraditional park user population, and  
 10 that's why this park was created.  
 11 So in 1987 a general plan was developed, and  
 12 that's done for all state parks. It's a public process  
 13 to really define what kind of uses will take place  
 14 there.  
 15 And there were a lot of grand ideas, I think,  
 16 for enhancements in the park, most of which haven't  
 17 happened because of lack of funding.  
 18 In 1999 State Parks came to us about the  
 19 potential of working with them on this Yosemite Slough  
 20 restoration and asked if we would be interested. And so  
 21 we began the process by conducting a feasibility study,  
 22 tried to identify some of the challenges; and ultimately  
 23 we decided it meets our strategic goals as well as State  
 24 Parks'.  
 25 We are a membership organization. We have

1 85,000 members statewide. We are -- I have identified  
 2 outreach to diverse California populations as a key  
 3 strategic goal for us. After all, we want everyone in  
 4 California to be passionate about protecting their state  
 5 parks. The only way that happens is if they have that  
 6 park experience. And so that's how we got involved.  
 7 So this project will open up 34 acres of new  
 8 parkland that currently are not publicly accessible,  
 9 mitigation of the chemical impacts that exist there, new  
 10 wetlands, connects the Bay Trail, enhances the park; and  
 11 there's even an opportunity for what we call  
 12 interpretation or environmental education.  
 13 Next slide.  
 14 So there's the project location up to the upper  
 15 right hand. I can use this. South Basin near Parcel E  
 16 right there. This is the state park boundary on this  
 17 park. And as you can see, this brown area right here is  
 18 the existing slough which is essentially being choked  
 19 off now with nonnative grasses, sediments, and so on.  
 20 And currently this is what I would call  
 21 rubble. It's, like, 10 feet of all kinds of stuff. In  
 22 here also. So you can see this project will essentially  
 23 create three new little bays there and provide  
 24 significant improvements in the habitat, obviously  
 25 cleaning up a lot of rubble that's historically been

1 dumped there.  
2 But it will create -- this is a tidal wetland  
3 right now. And so these will be expanded tidal  
4 wetlands. Currently I think that the wetland area is  
5 about 9 acres. We are going to add 12 acres, and it  
6 will be up to about 21 acres total.

7 Next slide.  
8 And so there's a great picture of it as it  
9 exists right now. Parking area. That's the ranger  
10 station right there. And you know, most of this will  
11 get carved out into these baylets, if you want to call  
12 them that.

13 Next slide.  
14 And there's another view of it. It also will  
15 include nesting islands, which is very important for  
16 birds, protect them from feral species, cats and so on.  
17 It does connect the Bay Trail, another extension of the  
18 Bay Trail on both sides.

19 We call this a recreation area or a natural  
20 area. It will be a very large grassy area. Some of the  
21 soils we're removing from here that can be appropriately  
22 placed up here will be put there, and it will create  
23 kind of a large hill. So it will be a really wonderful  
24 viewing area, a great place for picnicking, kite flying,  
25 and that kind of thing.

1 of new parkland.  
2 Next slide.  
3 "Environmental Benefits." It definitely has  
4 those in terms of cleanup of contaminated soils, greatly  
5 enhanced habitat for wildlife, enhanced recreational  
6 area, and clearly a benefit to the neighborhood.

7 Next slide.  
8 So again, this was the restoration process.  
9 We -- Starting, I guess -- oh, it says 2002. I think  
10 it was 2001, 2002 we completed the feasibility study.

11 2003 and 2004 we did a lot of community  
12 outreach, held a lot of public meetings, really  
13 discussed with the community the various design  
14 opportunities that could take place out there; and then  
15 that was really informed by what existed out there.

16 So we did a lot of studies, things like that,  
17 whatever, and wave-action analysis, soil -- a lot of  
18 borings, a lot of soil contamination studies.

19 And we came up with a preferred alternative.  
20 State Parks filed their mitigated neg. dec. And right  
21 there, 2007, we have -- will have our completed  
22 100 percent drawings in June, and in July I anticipate  
23 getting our full permits from the Regional Water Quality  
24 Control Board, BCDC, and the Army after much work.  
25 Next slide.

1 These little dots are kind of vista viewing  
2 points. So there will be the opportunity for people to  
3 walk kind of right out to the edge there and look into  
4 the slough area.

5 Next slide.  
6 Again, this just shows you the connection of  
7 the Bay Trail, and I'm sure you are all aware there's  
8 been a great interest here in San Francisco to have this  
9 connection, create kind of blue-green way, and we've  
10 certainly been part of that discussion.

11 Next slide.  
12 So, you know, the benefits, as we see it,  
13 clearly are cleanup of chemically impacted soils, trash  
14 and debris, increase economic activity.

15 We learned pretty early on that economic  
16 benefit, jobs, is very important in this community. And  
17 so during the process to date, we have worked to hire  
18 local contractors and involve the community. We also  
19 had studies that prove at other state parks in  
20 California they actually can be an economic driver to  
21 the community. Park visitors do spend in the community,  
22 and statewide they've generated significant amount of  
23 revenue.

24 Again, great visibility for the neighborhood,  
25 educational opportunities, and again opening up 34 acres

1 So this talks a little bit about the CEQA  
2 process, and many of you are familiar with it already.  
3 But those are the next steps. The big one is getting  
4 the Section 401 permit.

5 Next slide.  
6 Again, just a little detail on the north  
7 areas. We broke it up into three areas: North A, which  
8 is on the eastern side, upper right-hand corner; North B  
9 on the left-hand side, western corner.

10 Next slide.  
11 Again, some visuals on what the, you know,  
12 detail would be or landscape, if you will, of this park  
13 once it's restored for . . .

14 And the next slide.  
15 So little bit about what we found during the  
16 soil and groundwater investigations: chemicals, typical  
17 of what's been found elsewhere; a lot of heavy metals,  
18 hydrocarbons, and so on; arsenic, chromium, nickel.  
19 We -- The good news was that the chemicals were not  
20 migrating to the groundwater. In the -- in the  
21 contamination that exists in this area is pretty  
22 significantly different from what you face in the  
23 Shipyard, but it's definitely there.

24 Next slide.  
25 So soil handling is a major part of this

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1 project, obviously. We will be doing bioremediation, or  
 2 State Parks will be, on the site that can be treated in  
 3 that manner and keep them there.  
 4 110,000 cubic yards of soil estimate, I should  
 5 say, will be taken out. Some soil will be returned.  
 6 Obviously, it has to be clean. All the soils must be  
 7 clean to the level of residential use. And, of course,  
 8 the Regional Water Quality Control Board has been very  
 9 involved in this process and will be going forward as  
 10 they will be monitoring during the actual restoration.  
 11 And next slide.  
 12 MS. PENDERGRASS: You have about three  
 13 minutes.  
 14 MS. HILL: Okay. Oh. Well, all right.  
 15 I wanted to just talk a little bit about some  
 16 of the outreach programs we have done. We created a  
 17 partnership with Literacy for Environmental Justice a  
 18 couple years ago, and the Foundation set up a program  
 19 with their help to hire youth interns from the community  
 20 who built a native plant nursery at Candlestick.  
 21 They conduct outreach programs. They learn to  
 22 be advocates for their community. We have taken them up  
 23 to Sacramento to meet with their lawmakers to talk to  
 24 them. And it's just one example of the kinds of  
 25 creative collaborations we are looking to do.

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1 And next slide.  
 2 And so, you know, we have hosted a lot of  
 3 public workdays there, LEJ, in the slough; and the kids  
 4 have just done a terrific job doing that.  
 5 Next slide.  
 6 All right. It's a fundraising, the same thing  
 7 that I hear others talk about when funding's available.  
 8 This project the first phase is estimated to cost about  
 9 \$12 million. Overall it's probably going to be in the  
 10 area of 19 to 20 million.  
 11 My job, our job, my organization's job, is to  
 12 try and put that funding together. And so it comes from  
 13 all sources, and this is kind of a sampling of the  
 14 current funders we have got.  
 15 We have got \$7 1/2 million committed right now  
 16 by -- our construction start, we'd like to start the  
 17 bioremediation in January '08. By that point, we will  
 18 have most, if not all, the funding for the first phase  
 19 to start. The remaining funding I'm working to have in  
 20 by July '08.  
 21 MS. PENDERGRASS: Okay.  
 22 MS. HILL: Any questions?  
 23 DR. TOMPKINS: Yes.  
 24 MS. PENDERGRASS: Okay. We have time for one  
 25 question, and then we will move on.

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1 Dr. Tompkins?  
 2 DR. TOMPKINS: I'm a teacher. I can speak up.  
 3 In a previous meeting with the Navy earlier, a  
 4 few years back, in the area they had DDT as one of the  
 5 contaminants. Has that been cleaned up? because DDT has  
 6 been associated what we call a xenoestrogen, which, when  
 7 women inhale it; has a correlation between breast  
 8 cancer; and the African-American women in  
 9 Bayview-Hunters Point has the highest breast cancer in  
 10 the world.  
 11 Will that be down to zero, or what levels of  
 12 cleanup are you proposing for this site?  
 13 MS. HILL: Well, the cleanup has to meet the  
 14 Regional Water Quality Control Board standards. Just  
 15 getting the permit has required a significant amount of  
 16 work. I will say that we invested about \$1 1/2 million  
 17 just to do the design and permitting. And as part of  
 18 that process, they did a lot of soil boring testing  
 19 the -- testing actually the wave action and so on.  
 20 So the cleanup standards would be high. I  
 21 mean, they have to meet all requirements of those  
 22 agencies.  
 23 DR. TOMPKINS: Could you forward me as an  
 24 action item -- Could you forward to me, since we don't  
 25 have time, what levels the tables that you propose for

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1 the level of cleanup?  
 2 MS. HILL: Abso- --  
 3 DR. TOMPKINS: Thank you.  
 4 MS. HILL: --lutely.  
 5 MS. PENDERGRASS: Okay. And if you could  
 6 coordinate that with Miss Hunter before you leave so  
 7 that all of the RAB members could get that, that would  
 8 make sense.  
 9 MR. FORMAN: He's a regulator.  
 10 MS. PENDERGRASS: Just quickly. Mr. Ponton,  
 11 please.  
 12 MR. PONTON: Dr. Tompkins --  
 13 Barbara, that was a great presentation.  
 14 The document -- the order is what we call it,  
 15 the tentative order because it hasn't been adopted  
 16 yet -- that directs the cleanup and has the cleanup  
 17 levels and the strategy laid out is available -- it's  
 18 been mailed out by Kelth Forman. I think several people  
 19 at the RAB have gotten copies. But it's available on  
 20 our Web site at ww- --  
 21 MS. PENDERGRASS: Oh.  
 22 MR. PONTON: --w.waterboards,  
 23 w-a-t-e-r-b-o-a-r-d-s, dot ca.gov, and that takes you to  
 24 the State site, and then you click on Region 2 -- we are  
 25 in Region 2 -- and then it's under "Available Documents"

1 for review.

2 So there you can see the cleanup levels. I  
3 believe many of them are modeled after the wetland  
4 restoration at Hamilton in Novato, and so there -- they  
5 are built on that.

6 And I just want to say too that we are kind of  
7 excited about this because the -- I do- -- I'm not -- I  
8 don't know technically what you'd call it, but the bio  
9 landscaping that has been described here in terms of the  
10 bird islands and the layout seem quite attractive and  
11 seem like they'd be a good template to apply to the  
12 Navy's parcels as well as on Parcel F. So we are  
13 excited about that.

14 So our Web site you can review the order and  
15 provide comments.

16 DR. TOMPKINS: We will talk afterwards.

17 MR. PONTON: Sure.

18 MS. PENDERGRASS: Okay. Thank you so much.

19 And thank you. That was a great presentation,  
20 Sorry we had to rush you through that.

21 MS. HILL: Okay.

22 MS. PENDERGRASS: All right. We need to move  
23 really quickly to the TAG grant update.

24 And Dr. Tompkins, you have, like, five minutes  
25 for that.

1 DR. TOMPKINS: Okay. Real quick. I'll take  
2 one small part; then I'll defer the matter over to Gregg  
3 for his presentation.

4 One, to the RAB board members, I am the  
5 administrator of the TAG grant, and I'm responsible for  
6 their hours, and I have to sign off on the contract.  
7 Please, if you wish materials for the tech team to  
8 review, please E-mail me first so that I could review it  
9 and whether or not it's -- it merits review of the time,  
10 'cause I have limited dollars and therefore limited  
11 time. Okay?

12 At this point, I'll defer the rest of the time  
13 over to Gregg and some of the issues and concerns that  
14 we have on the TAG team. Okay.

15 MR. GRIST: Okay. Thank you, Dr. Tompkins.

16 Gregg Grist. I'm the technical adviser in the  
17 TAG grant.

18 Dr. Palmer and I have been in the process of  
19 reviewing the Parcel E-2 documents, and we're quite glad  
20 that we have an extension. We're quite glad that we  
21 have an extension. Both of us are somewhat buried at  
22 this time with the end of the semester and finals.  
23 Anyway, so we're in process with that.

24 There are two other issues that we've actually  
25 quite a bit concern about, one of which is the Tech

1 meeting. I notice we had the Tech meeting posted up  
2 here for June. That's really nice.

3 You know, last time we had a RAB meeting we a  
4 Tech meeting that was posted for the 3rd; and then I  
5 received from Carolyn Hunter a breakdown of the  
6 subcommittee meetings, and it was -- disappeared,  
7 missing; and I received that on the 1st.

8 And I know -- I don't know, maybe I have a much  
9 less flexible schedule than some people; but two days'  
10 notice to find a meeting that I should be attending has  
11 somehow just vaporized isn't really good. But then I  
12 did eventually find it. It had somehow been combined  
13 with the Membership and Bylaws Committee. Again, we had  
14 asked that it be separated.

15 Last I checked, one of the main purposes of the  
16 RAB is to review technical items. And when we stick the  
17 Technical meeting on top of the Membership meeting, we  
18 tend to end up with about 20 minutes for technical  
19 issues, about an hour and a half or greater spent on  
20 personal issues. Tends to be a big waste of time for  
21 those of us who are trying to take care of technical  
22 issues.

23 I furthermore found through the grapevine that  
24 that meeting got canceled, and then I received some sort  
25 of bond E-mail that somehow the Tech meeting was folded

1 into a CAC meeting that Mr. Forman was going to give a  
2 presentation at. This all brings about a quite a bit of  
3 concern for us.

4 One of the biggest is, again, the purpose of  
5 the RAB is to provide the review of what's being done on  
6 these sites; and not just review, but -- 'cause  
7 obviously it's being reviewed by agencies, but review by  
8 the public and by the community. And when you make an  
9 announcement at a public meeting like this and then  
10 sometime later cancel that, there's no way to tell the  
11 public that it's been canceled. It's not a real good  
12 idea. It's not a good practice. So we are very  
13 concerned about that.

14 So essentially we didn't have a Technical  
15 meeting this last month. Seems very odd and a bit  
16 disconcerting, considering this is during the time of  
17 reviewing one of the most heavily polluted areas at the  
18 base that we would not have a Technical meeting. It's  
19 bothered us very much.

20 The second thing is -- is that we have been  
21 trying for some time to have a meeting with the project  
22 manager to ask questions and review some items. In  
23 fact, that meeting was suggested by Mr. Forman at the  
24 last Tech Subcommittee meeting that we had back in  
25 April. And although we have talked about it several

1 times -- in fact, twice we've made appointments that  
 2 have been kind of canceled the last minute -- we have  
 3 been unable to actually have those meetings. And  
 4 that --  
 5 MS. PENDERGRASS: Okay. Well, it sounds like  
 6 there needs to be a meeting between Mr. Tisdell and  
 7 Mr. Forman to kind of figure out and work through some  
 8 of the issues around the meetings.  
 9 MR. GRIST: No. Actually, we are talking  
 10 about -- Miss Pendergrass, we're talking about meetings  
 11 between the technical advisers and the project  
 12 managers. This -- At this point, I'm talking about  
 13 basically sitting down to go over the finer points of  
 14 the RI/FS, and we have been unable to come up with a  
 15 solid time.  
 16 We are going to talk about that again after the  
 17 meeting tonight and try to come up with yet a third  
 18 scheduled meeting. I hope that that goes through.  
 19 But these types of things don't instill a lot  
 20 of confidence in us, and we like to have a good working  
 21 relationship, and things seem a bit tenuous at this  
 22 point, so . . .  
 23 That's all I have to report.  
 24 MS. PENDERGRASS: Thank you.  
 25 All right. I think we need to move into the

1 subcommittee reports.  
 2 And why don't we start with the Technical  
 3 Subcommittee?  
 4 MR. FORMAN: Barbara.  
 5 MS. PENDERGRASS: Barbara? Thank you,  
 6 Miss Bushnell.  
 7 MS. BUSHNELL: The Technical Subcommittee met  
 8 with the CAC, and Keith and Melanie did a presentation  
 9 on E-2. Keith actually gave us a synopsis of it in  
 10 his -- I wasn't able to attend because my homeowners  
 11 meeting was that night. So --  
 12 MS. PENDERGRASS: Okay.  
 13 MS. BUSHNELL: -- there are no minutes other  
 14 than the meeting occurred.  
 15 We did have problems scheduling the meeting,  
 16 getting a place to have it; and that's why it was moved  
 17 subsequently, and then we moved it into this meeting.  
 18 MS. PENDERGRASS: For the record, for the  
 19 public record and just to kind of keep the meeting on  
 20 point, these are public meetings. We do announce  
 21 meeting times at the meetings, and it does cause some  
 22 concern when they are changed.  
 23 What is the mechanism for the record for when  
 24 meeting is changed and how it is rescheduled in terms of  
 25 communicating to the public?

1 DR. TOMPKINS: I have a copy here for you if  
 2 you care to read it.  
 3 MS. PENDERGRASS: I'm directing that to  
 4 Mr. Tisdell.  
 5 MR. TISDELL: Beg your pardon?  
 6 MS. PENDERGRASS: I'm directing that to you.  
 7 MR. TISDELL: Okay.  
 8 MS. PENDERGRASS: As a community co-chair, how  
 9 are -- what's the process for getting the --  
 10 MR. TISDELL: The --  
 11 MS. PENDERGRASS: -- information out?  
 12 MR. TISDELL: The information out, it would be  
 13 to get in touch with Miss Carolyn Hunter, and she would  
 14 notify people by E-mail that the meeting has been  
 15 changed.  
 16 MS. PENDERGRASS: Okay. So it does require  
 17 that folks here need to leave your E-mail address if you  
 18 want to --  
 19 MR. TISDELL: Or phone number, you know, some  
 20 way to get in touch with you.  
 21 MS. PENDERGRASS: Okay.  
 22 MR. FORMAN: Sometimes we do get a phone call  
 23 instead of -- however we get it, when Carolyn and I get  
 24 the information, we get it out in a -- as timely a  
 25 manner as we can, I mean usually that day.

1 MS. PENDERGRASS: All right. So I think it  
 2 just behooves us to just reiterate it one more time that  
 3 in order for you to get timely information about the  
 4 meetings or any changes, you need to be on the  
 5 communication list, at least a phone number and an  
 6 E-mail address. Okay?  
 7 All rightie. So Miss Bushnell, you're  
 8 finished?  
 9 MS. BUSHNELL: Yeah, that's it. Thank you.  
 10 MS. PENDERGRASS: All right. Economic.  
 11 MR. J. MASON: Oh, oh. I want to apologize to  
 12 the RAB this evening because --  
 13 MR. FORMAN: Hold on, Jesse, please.  
 14 MS. PENDERGRASS: Thank you, Mr. Mason.  
 15 MR. J. MASON: I want to apologize because I've  
 16 been so swamped with work this week, I didn't get a  
 17 chance to do that report. But we did have a very good  
 18 Economic Committee meeting this -- this month -- last  
 19 month -- this month, this month. That's how I've been  
 20 swamped.  
 21 So I apologize. I'll get it to Carolyn Hunter,  
 22 and she'll present it to everybody through an E-mail.  
 23 MS. PENDERGRASS: Thank you so much.  
 24 All right. Let's do the Membership and Bylaws  
 25 Committee report, and then we will do the community

1 co-chair nominations. I just skipped right over that.  
 2 MR. TISDELL: Yes. We had a meeting; and  
 3 basically, it was -- we had some community members who  
 4 was voicing a concern over a matter which really we  
 5 couldn't touch, but we could just listen to their  
 6 concerns, and that taken up a great deal of our  
 7 meeting. But we conducted business as usual, and we  
 8 just had a great time in finding out different things  
 9 about different -- what's going on.  
 10 And thank you.  
 11 MS. PENDERGRASS: Okay.  
 12 All rightie. It's that time of night and time  
 13 within the agenda --  
 14 Yes, Miss Bushnell.  
 15 MS. BUSHNELL: Just go over the schedule for  
 16 meetings next month.  
 17 MS. PENDERGRASS: Oh, sure.  
 18 DR. TOMPKINS: Point of --  
 19 MS. PENDERGRASS: That would be my pleasure.  
 20 We'll do that right after -- Dr. Tompkins has a  
 21 question?  
 22 DR. TOMPKINS: Point of clarity for the  
 23 meetings and schedules. On the appointment on setting  
 24 up meetings, yes, special meetings, it should be  
 25 24 hours' notice prior to the time of the meeting, and

1 on -- from someone on the -- on the RAB.  
 2 MS. PENDERGRASS: Can we take that after we do  
 3 the nominations?  
 4 MR. J. MASON: I have to leave. That's why I'm  
 5 bringing it up, and --  
 6 MS. PENDERGRASS: You're highjacking.  
 7 MR. J. MASON: Well, I really don't want to,  
 8 but I'm kind of in a hurry, and --  
 9 MS. PENDERGRASS: Well --  
 10 MR. J. MASON: Yeah.  
 11 MS. PENDERGRASS: -- okay.  
 12 MR. J. MASON: Okay.  
 13 MS. PENDERGRASS: Quickly.  
 14 MR. J. MASON: I'm writing -- I'm bringing  
 15 this up because I think that it was -- it was a little  
 16 bit overbearing for someone to put out into the E-mail  
 17 on Yahoo something that's pretty libelous and  
 18 slanderous, as far as I'm concerned.  
 19 Now, I'm making this point now because I had a  
 20 conversation with my lawyer today, and he said for me to  
 21 say, Take my name out of your E-mails that are  
 22 slanderous by Monday, by Monday. And I will be  
 23 checking. If not, we'll come and see you. We have  
 24 something -- we have something to give you.  
 25 So if you want to, Ray, you could pass this

1 also 15-day notice for special meetings will be  
 2 required. That is Section 3 of the bylaws, page 1, it  
 3 so specified. And a copy is on the table in the back.  
 4 MS. PENDERGRASS: Okay. You're talking about  
 5 the subcommittee meetings?  
 6 MS. BUSHNELL: Those are the RAB meetings.  
 7 DR. TOMPKINS: Special meetings, RAB meetings.  
 8 It says "Special Meetings," RAB, page 1, Section 3, for  
 9 notification.  
 10 MS. PENDERGRASS: Right.  
 11 DR. TOMPKINS: "Special Meetings of the RAB"  
 12 and then notification.  
 13 MS. PENDERGRASS: These are referring to  
 14 special meetings --  
 15 MR. FORMAN: Right.  
 16 MS. PENDERGRASS: -- and the RAB meetings are  
 17 not referring to the subcommittee meetings --  
 18 MR. FORMAN: That's correct.  
 19 MS. PENDERGRASS: -- which don't fall under  
 20 that same -- the same guidelines, just for the record  
 21 there.  
 22 Mr. Mason, did you have something else?  
 23 MR. J. MASON: Can I make a statement? because  
 24 I do have to leave, and I just wanted to make a  
 25 statement about something that was written about me

1 around and let everybody read it if they want to, okay?  
 2 You have that information?  
 3 MS. PENDERGRASS: Thank you.  
 4 All right. I was reviewing the RAB bylaws. I  
 5 was trying to find the part about -- oh -- community  
 6 co-chair and their responsibilities. That happens to be  
 7 on page 4, and it's Item 14.  
 8 It talks a little bit about subcommittees in  
 9 the previous paragraph, and it doesn't really talk  
 10 about -- oh, 15 does, talks about the duties of the Navy  
 11 and community co-chairs.  
 12 So at this point, if everybody would mind, I'll  
 13 read that -- what that is, and then we'll take  
 14 nominations for that?  
 15 MR. FORMAN: Sure.  
 16 MS. PENDERGRASS: Okay.  
 17 The Navy and the Community Co-chairs  
 18 shall preside over all meetings of the RAB.  
 19 When either co-chair is absent, their  
 20 alternate -- alternates designated by the  
 21 respective co-chair may lead the RAB meeting.  
 22 The co-chairs may be -- or may authorize RAB  
 23 representatives to attend meetings and  
 24 hearings for the purpose of representing the  
 25 RAB. The co-chairs are responsible for

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1 preparing and soliciting input for the agenda  
 2 as well as assuring that the concerns of the  
 3 community are heard and recorded and that the  
 4 RAB's comments and/or recommendations are  
 5 forwarded to the BRAC Cleanup Team and Navy  
 6 for incorporation within the decision-making  
 7 process at Hunters Point Shipyard. RAB  
 8 members who would like to have a topic placed  
 9 on the upcoming agenda may contact the  
 10 community co-chair.  
 11 So those are the duties and requirements or  
 12 expectations for community co-chair.  
 13 And as is our custom, it's time for  
 14 nominations. And the process is this: We'll nominate.  
 15 You can either self-nominate; you can nominate someone  
 16 else. We'll put that -- what we call a slate. And  
 17 Miss Hunter will write those names down.  
 18 At the end of the nomination period, we'll go  
 19 down the list of those names and ask those individuals  
 20 if they are present whether or not they'd like to accept  
 21 the nomination.  
 22 After that point, you have the option of saying  
 23 yes or no. Then that creates a slate of nominees. We  
 24 will have at the end of that time a full month for you  
 25 to lobby --

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1 MR. ATTENDEE: Two months.  
 2 MS. PENDERGRASS: -- find out, discuss, talk  
 3 about, talk with the nominees.  
 4 And on our next month's RAB meeting, we will  
 5 vote.  
 6 Any questions about that process?  
 7 All rightie, then. Let's begin. Who would be  
 8 the first nominee?  
 9 Miss Brown.  
 10 And then Dr. Tompkins, would you like to  
 11 speak?  
 12 MS. BROWN: I'd like to nominate Keith Tisdell.  
 13 MS. PENDERGRASS: All right. Keith Tisdell.  
 14 MR. FORMAN: Keith Tisdell?  
 15 MS. PENDERGRASS: All right.  
 16 Dr. Tompkins?  
 17 DR. TOMPKINS: Leon Muhammad.  
 18 MS. PENDERGRASS: Leon Muhammad.  
 19 Do we have any other nominations?  
 20 MR. VAN HOUTEN: I have one.  
 21 MS. PENDERGRASS: Mr. Rao?  
 22 MR. RAO: Robert Van Houten.  
 23 MS. PENDERGRASS: Robert Van Houten. Okay.  
 24 All right. Do we have any other nominations?  
 25 I'm looking right at you. Do you have any

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1 nominations?  
 2 MS. SIATAGA: I was going to nominate  
 3 Mr. Tisdell too.  
 4 MS. PENDERGRASS: All rightie.  
 5 Let's see. Miss Bushnell, did you have any  
 6 nominations?  
 7 MS. BUSHNELL: No.  
 8 MS. PENDERGRASS: Mr. Muhammad?  
 9 MR. MUHAMMAD: No.  
 10 MS. PENDERGRASS: Mr. Tisdell?  
 11 Miss Bryant?  
 12 MS. BRYANT: No.  
 13 MS. PENDERGRASS: Mr. Van Houten?  
 14 Miss Brown has spoken.  
 15 Mr. Mason is gone.  
 16 Mr. Dacus?  
 17 MR. DACUS: No.  
 18 MS. PENDERGRASS: Mr. Frias?  
 19 MR. FRIAS: I move that the nomination be  
 20 closed.  
 21 MS. PENDERGRASS: All right. We have only one  
 22 person left, so the nominations are now closed. All  
 23 rightie. So are --  
 24 MS. HUNTER: Who was the third?  
 25 MS. PENDERGRASS: That's it.

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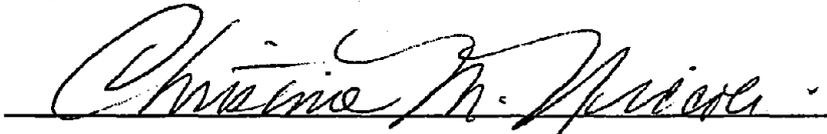
1 MS. HUNTER: Okay.  
 2 MS. PENDERGRASS: That's it.  
 3 All right. So I will go through the process  
 4 now. The nominations are now closed.  
 5 Mr. Tisdell, do you accept the nomination?  
 6 MR. TISDELL: Yes.  
 7 MS. PENDERGRASS: All right. Thank you.  
 8 Mr. Mohammad, do you accept the nomination?  
 9 MR. MOHAMMAD: Yes.  
 10 MS. PENDERGRASS: Thank you.  
 11 Mr. Van Houten, do you accept the nomination?  
 12 MR. VAN HOUTEN: Yes.  
 13 MS. PENDERGRASS: Thank you.  
 14 Those are your three nominees. We will have a  
 15 full vote at our next RAB meeting. Thank you.  
 16 At this point, we have time for community  
 17 comment to the full RAB. If there might be something  
 18 anybody would to address the RAB at this point or any  
 19 questions?  
 20 Don't tell me this is such a lovely thing.  
 21 MR. FORMAN: This must be a record.  
 22 MR. TISDELL: You can just go home.  
 23 MS. PENDERGRASS: All right. This meeting is  
 24 adjourned.  
 25 (Off record at 7:46 p.m., 5/24/07.)

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CERTIFICATE OF REPORTER

I, CHRISTINE M. NICCOLI, Certified Shorthand Reporter of the State of California, do hereby certify that the foregoing meeting was reported by me stenographically to the best of my ability at the time and place aforementioned.

IN WITNESS WHEREOF, I have hereunto set my hand this 5<sup>th</sup> day of June, 2007.

  
CHRISTINE M. NICCOLI, C.S.R. NO. 4569

August 15, 2007

Diane Silva  
SWDIV Records Manager  
Administrative Record (Code EVR)  
NAVFACENGCOM Southwest  
1220 Pacific Highway  
San Diego, CA 92132

Subject: Hunters Point Shipyard Information Repository/Administrative Record  
Submittals – Contract No. N68711-03-D-5106, CTO-016

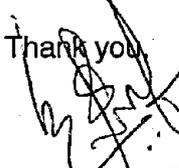
Dear Ms. Silva,

Enclosed are three copies of the following documents for submittal to the Hunters Point Shipyard Information Repository/Administrative Record:

- Final March 22, 2007 Restoration Advisory Board Meeting Minutes
- Final March 22, 2007 Restoration Advisory Board Meeting Transcript
- Final April 26, 2007 Restoration Advisory Board Meeting Minutes
- Final April 26, 2007 Restoration Advisory Board Meeting Transcript
- Final May 24, 2007 Restoration Advisory Board Meeting Minutes
- Final May 24, 2007 Restoration Advisory Board Meeting Transcript
- Final June 28, 2007 Restoration Advisory Board Meeting Minutes
- Final June 28, 2007 Restoration Advisory Board Meeting Transcript

Please feel free to contact me or Angela Williams (Community Relations Specialist – [angelawilliams@bai.cc](mailto:angelawilliams@bai.cc)) if you have any questions.

Thank you,

  
for Saravanan (Eli) Vedagiri, P.E.  
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Cynthia Mafara, Contract Specialist