Meeting Summary
Hunters Point Shipyard
Community Informational Meeting
March 23, 2011

MEETING TIME/DATE: Wednesday, March 23, 2011, 6:00 p.m. – 8:00 p.m.

MEETING LOCATION: Bayview Opera House
4705 Third Street, San Francisco, CA 94124

MEETING TOPIC: Community Involvement Plan and
the Early Transfer Process

II. Welcome/Introductions

Keith Forman (U.S. Navy) introduced himself and welcomed all of the meeting participants in attendance. He then introduced the two main topics for the meeting as the Draft Community Involvement Plan (CIP) and an overview of the early transfer process. The meeting will include an open house when participants can visit four tables to talk with people including the regulators who are working on the projects. The topics for the four tables included: "Summary of HPS Community Interviews and Feedback," "Navy's Plan for Future Community Involvement Activities," "Early Transfer Process," and "Meet the Regulators." A representative from each table would be responsible for summarizing the comments obtained during the Open House. Mr. Forman stated at the end of the meeting would be an Open Forum to allow participants to ask questions or make comments.

Mr. Forman then reviewed the Navy's interim community involvement activities being conducted while the Navy is preparing the CIP. A fact sheet announcing the release of the Draft CIP was distributed to the mailing list, handout out to the community by YCAT and translated to Spanish and Chinese. The Navy is actively trying to reach out to more parts of the community.

Mr. Forman stated he has also been on Spanish and Chinese radio shows. He was on Ida Choy's talk show on Sing Tao, which is broadcast on AM 1400, on February and March 23. He was on Carlos DeMarty's talk show and call-in program earlier in the day, as well. This show is broadcast on two stations, AM 1010 and AM 990, and it reaches about 15, 000 listeners. Mr. Forman indicated his desire to continue to do these types of activities to create a pattern of involvement.

Next Mr. Forman announced the future Community Information meetings would be held on Saturday, April 2 at Portola Family Connections from 10 a.m. to Noon. This meeting is being held on a Saturday because during the community interviews, community members emphasized the need to do a meeting on a Saturday. Other meetings will be held Wednesday, April 27 and Wednesday, May 25. The Navy will continue to hold meetings on the fourth Wednesday of the month; however, the meetings will not always be held at the same location. Mr. Forman asked meeting participants to provide ideas for future meeting topics and locations during the Open House.

I. Meeting Ground Rules

Mr. Forman introduced Yolanda Jones (YCAT) as the meeting facilitator and she indicated the ground rules were covered previously. She reminded the meeting participants to speak one at time and to respect the ideas and comments of other participants.

III. Draft Community Involvement Plan and Overview of Early Transfer Process

Mr. Forman provided an overview of Hunters Point Draft CIP during the presentation. He stated the Draft plan was issued on March 8, 2011, and a formal public comments period is being held through April 8, 2011. Meeting participants were encouraged to review the plan, which is available to download on the Navy's website or hard copies are available at the San Francisco Main Library, the Bayview/Anna Waden Branch Library, Portola Branch Library, or Visitacion Valley Branch Library. Because the Bayview/Anna Waden Branch Library is closing for renovations, the Navy will be relocating the Information Repository to a new location that is still be determined. One potential location is at the YMCA.

Mr. Forman provided an overview of the presentation and said that it would answer the following questions:

- What is the CIP and why is it important to me?
- What types of individuals were interviewed for the CIP and what was their input?
- What did the census data reveal?
- What is the plan for community involvement going forward? Is a Restoration Advisory Board (RAB) included?
- When/how do I give my input on the Draft CIP?

Mr. Forman stated he was adamant during internal meetings that discussion of the RAB be included in the CIP document. An executive summary is presented at the beginning of the document and provides an overview of the CIP. The executive summary is available in three languages (English, Spanish and Chinese) at all of the libraries where the document is available and copies were also available at the meeting. Chapter 2 covers the community interviews that were conducted, Chapter 3 presents what the future program should like, Chapter 4 presents the history of the shipyard and opportunities for public involvement, and Chapter 5 outlines the roles and responsibilities of those involved in the environmental cleanup. There are a series of appendices that are interesting to read and provide health resources as well as contact information for Navy, federal, state, and local government agencies. Appendix E includes the RAB dissolution letter.

The final CIP will show what the Navy is going to do for the next few years. It will include some details about the activities the Navy will sponsor; however to make the plan fit the community's needs, the Navy would like to receive feedback and more ideas from the community.

Mr. Forman provided an overview of the community interviews the Navy conducted in 2010. He indicated it was his desire to make this the "best project ever" and he got on the phone and identified not 20, but over 70 interviewees. A typical CIP would have about 25 interviews and the last CIP update for Hunters Point in 2004 had around 40 interviews. To accomplish the more than 70 interviews, a list of 29 questions was developed; however, the interviews consisted of a free form discussion about the question topics. Regulatory agency representatives were also present during the interviews.

To identify people who wanted to be interviewed, the Navy mailed a post card to over 2, 000 addresses. The types of individuals who were interviewed included members of civic groups, local residents 12 out of the 15 or 16 former RAB members, and environmental groups and activists, to name a few. The Navy wanted to make sure they heard from a diverse group of people in the community to make sure to capture their perspectives and include it in the document. Most of the interviewees live in the three ZIP codes closest to HPS, 94107, 94124, and 94134. Historically, these ZIP codes have been used to define the HPS community for the purpose of local contracting and community involvement efforts, such as establishing a mailing list.

As a result of the interviews, an overall theme was identified, "The community wants the cleanup to be completed in a way that protects the current community and all future users and neighbors of HPS." Six specific themes also emerged from the interviews as was described further by Mr. Forman. The interviewees indicated the Navy's past communication has not been effective and that general information about the cleanup program is lacking. The Navy is now thinking about doing the job differently. The interviews demonstrated the community is diverse and no one can represent all of the community. The Navy also wants to make it clear that the Navy's environmental program and the City's redevelopment program are not the same thing. Ideas about how the City can redevelop the property and what it might look like in the future are often discussed by the community, but the Navy has no say in that process. The Navy is only responsible for the cleanup and the community involvement related to the cleanup process. Once the cleanup is complete then the Navy will transfer the property to the City for redevelopment. The interview themes also indicated health is a primary concern for most segments of the community. Other interviewees asked why the Navy is not talking to the churches and smaller groups. Interviewees indicated the Navy should meet with the community leadership more as way to reach more sectors of the community. Some of the most common interests and concerns of the community included health, redevelopment, jobs, air quality, schedule, and Parcel E2 landfill. The interest in the landfill was related to how the Navy and then City will manage the landfill in the long term.

Another aspect of the CIP aside from the interviews was to review the census data for the HPS community. The Navy used more charts to present data in the draft CIP. The Navy will also be considering the 2010 census data, which was recently released to determine whether this section of the CIP should be updated with newer data. The census data indicated the HPS community population is over 100,000 people of the 815,000 city-wide. A high number of resident own their homes with 55 percent owner occupied and 45 percent renter-occupied. The unemployment rate is 54 percent, which is an astounding number. It clearly explains the community's desire for new jobs and why redevelopment needs to translate into providing more jobs for the community.

For future community involvement activities, the Navy has identified the following goals:

- Have transparency and make information being distributed understandable
- Get information out early and make it easy to understand
- Do a better job of translating information into multiple languages when relevant
- Identify what kind of information the community needs.

Next, Mr. Forman went over some of the activities that are part of the new community involvement program as follows:

1. Calendar of Outreach Events for a year to be distributed each January (multilingual). The Navy believes it would be better to do it up front instead of month to month.
2. Community Involvement Manager – Having a person in this role was a key to the success the Army's Fort Ord Program has had. The role of this person would be to manage information flow from the Navy to the community. The person would be a contractor who lives in the community.
3. General Fact Sheet (multilingual)
4. Regularly Scheduled Community Meetings (held at various locations)
5. Progress Reports
6. HPS Project Web Site
7. Facebook Page. Mr. Forman stated the Navy needs input on this item to find out if it would be useful
8. Mailing List Update for better accuracy
9. Newspaper Notices and Editorial Columns
10. Bus Tours (Larger bus and van)
11. Topic-Specific Fact Sheets
12. Grassroots Outreach (hand out printed information, post flyers, and give basic information)
13. General Environmental Presentation

Mr. Forman then stated he wanted to cover the former RAB because it was such an integral part of the Navy's prior community involvement activities. Mr. Forman indicated the RAB was in place from 1994 through 2009 and over the 15 years it existed, there was helpful community input and productive dialogue between the Navy and regulatory agencies and the community. Some years were more effective than others but in 2008 and 2009 the effectiveness of the RAB diminished. In 2009, the RAB was dissolved; however, the Navy's need for community involvement did not diminish. The Navy realized they needed to provide community involvement a different way. A few reasons why the effectiveness of the RAB diminished were that it was supposed to represent the whole community. The RAB was not diverse because some groups were over represented while others were underrepresented. Some RAB and community members felt the RAB created a hostile environment and made them feel

unwelcome. The attendance at the RAB went down after 2007. Some meeting had no quorum and during other meetings a minimum required quorum was obtained at the beginning of the meeting but people would leave before the voting occurred. The Navy also felt they were not getting a lot of feedback from the RAB on the environmental cleanup documents and the Navy had a very limited scope of what could be talked about during the RAB meetings. This new program the Navy is developing will be assessed after two years to determine its effectiveness in accordance with the RAB Rule.

In conclusion, Mr. Forman provided a few tips for the community when giving input on draft CIP. He indicated people could read the executive summary to give the Navy feedback on the activities and if they are things the Navy should or should not do. He said that people could focus on Chapter 3, which list all of the upcoming activities and communication plans the Navy identified. Mr. Forman said that if something is not clear, to let the Navy know so that they can make improvements to the draft CIP before releasing the final CIP, which will direct the Navy Program for the next two years.

Mr. Forman then stated that written comments of the CIP should be provided Friday, April 8, 2011. People wishing to submit comments should write a letter and mail, fax, or e-mail it to:

Mr. Keith Forman, Department of the Navy
BRAC Program Management Office West
1455 Frazee Road, Suite 900 San Diego, CA 92108-4310

Fax: (619) 532-0995 or E-mail: keith.s.forman@navy.mil

Mr. Forman then introduced Melanie Kito, who is the Navy's lead engineer for HPS. Ms. Kito said she would be providing a brief overview of the early transfer process. Ms Kito asked if all of the meeting participants had heard about the 49ers bid for a new stadium. She identified that Parcel G at HPS is approximately the same dimensions as a football field. Even though Santa Clara may end up getting the bid for the football stadium to be built in the South Bay, Ms. Kito stated advantages still exist for doing an early transfer to the City of San Francisco. Early Transfer is when the transfer happens "early" or in a more expedited manner. Ms. Kito provided an overview of her presentation by stating she would answer the following questions during the evening:

- What is the difference between an "early transfer" and "transfer" of property?
- Why perform an early transfer?
- How do we know the property will be cleaned up?
- Who oversees the cleanup after it is transferred?
- How does the public get involved?

Ms. Kito said that during the break out session, there would be a table on Early Transfer where participants would have the opportunity to ask her and Amy Brownell from the City and County of San Francisco, more questions.

Under a typical transfer process, the Navy will figure out what contamination is there, how to clean it up, and then the Navy will do the cleanup. The property deed would then be transferred to the City. With an early transfer, the Navy cannot clean it all up first. An early

transfer occurs before cleanup is complete and the new property owner is responsible for finishing the cleanup. The Navy puts in place an agreement about what needs to be cleaned up but they will not clean it up first. The redevelopment agency gets the property deed much sooner in the process. Ms. Kito questioned "Why do it?" The reason is that laws and policies exist to allow for the process to occur. There are benefits to both parties. Congress enacted the Early Transfer Authority to try to make the transfer of federal property more efficient and faster. In some cases only a small portion of the property still requires cleanup so the redevelopment agency can get started with redeveloping the clean areas right away. This is beneficial because it starts to revitalize the area, creates jobs, and does not waste taxpayer's money. For example under a traditional transfer, the Navy is fully responsible for the cleanup prior to transferring the land. This might mean that the Navy would cap and entire area by placing asphalt over it. Then if the redevelopment agency wants to build a stadium, they would need to destroy all of the asphalt the Navy just laid down prior to building construction. In the end, the redeveloper might then repave a portion of the area for the parking lots. Doing construction twice will waste taxpayer money. By transferring it early, the redevelopment agency can take care of the cleanup in coordination with the reuse.

Next Ms. Kito addressed the question about how the community knows the property will be cleaned up by the developer. Ms. Kito responded that the new property owners are required to perform the cleanup to the same standards as the Navy. The CERCLA process is considered cradle to grave. CERLCA documentation must be prepared by the developer. In "contaminated areas" the redevelopment cannot be completed until the cleanup is approved by the regulatory agencies.

One of the ways the community knows the property will be cleaned up is because a Finding of Suitability for Early Transfer (FOSET) document will be prepared. The FOSET document is comprehensive and shows what has been cleaned up and what still needs to be cleaned up. Ultimately, the State Governor must approve the early transfer; however, first many groups double check it and approve it.

One big question many people have is about who oversees the cleanup after the transfer happens and how does the public know the developer will do what they say they will do to clean up the site. EPA, Water Board, and the State look at everything that is done. EPA can still come back to the Navy and say you to do more.

Ms. Kito indicated the public can get involved in the process during the public comment period. When the FOSET comes out, there will be a 30-day public comment period. During this time the community is encouraged to read the document and provide written comments. The Navy anticipates releasing the draft FOSET for Parcels B and G later this spring.

IV. Open House Session

Ms. Jones indicated the open house session would be shortened to 30 minutes because the earlier part of the meeting ran a little long. She reminded everyone she would ring a bell when 5 minutes of the open house were remaining so that people could move on to other tables or finish conversations.

V. Summary of Community Comments from Breakout Session Tables

Table 1: Summary of HPS Community Interviews and Feedback and Table 2: Navy's Plan for Future Community Involvement Activities

Tables 1 and 2 were summarized together because both pertained to the Draft CIP.

Comments from a local college student

1. The Navy, Regulatory Agencies, City/Redevelopment Agencies all have websites, but do not have consistent links to information. Please make these websites "interconnected." The City's website is not up to date.
2. On websites, update blogs with current information/meeting schedules.

Comments from Marlene Tran, spokesperson for Visitacion Valley Asian Alliance

1. For those who speak Cantonese, Spanish, or other languages, please have a dedicated phone number someone can call, get cleanup updates in their language and leave a message. This option is especially important for those people who lack internet access.
2. This Navy community outreach and CIP process should educate the community.
3. In the Draft CIP, the legends on the pie charts are too small. Please enlarge them so they can be read more easily.
4. Channel 7 News did a story this week indicating there is not transparency in the Navy's cleanup. Make sure there is transparency in the Navy's program by sending translated information to the ethnic media.
5. The community needs clearer definitions of the roles of each party (Navy, regulatory agencies, city, Redevelopment agency). It's very unclear who is involved in the cleanup and what their role is.

Comments from Nyese Joshua, community member

1. The Navy should be ashamed calling this a community meeting. It should be called an agency meeting with the Navy.
2. This venue is good, but outreach is clearly a failure. It is not just because of the rain that more community members are not in attendance.
3. Try another day, like a Saturday, 11:00 a.m. or 1:00 p.m. and make sure the meeting is well-advertised. The Navy should knock on doors to announce the meetings.

Table 3: Early Transfer Process

Amy Brownell from the City of San Francisco summarized questions from the "Early Transfer Process" table.

Barbara from the Bayview Opera House, wanted to know what will happen if the San Francisco Redevelopment Agency is eliminated by Jerry Brown. Mr. Brownell stated she believes plans are in the works to carry those projects forward.

Table 4: Meet the Regulators

Ryan Miya, from the California Environmental Protection Agency's, Department of Toxic Substances Control (DTSC) provided a summary from the "Meet the Regulators" table. Mr. Miya stated there were questions about what happens after a transfer, if the cleanup standards would change, and who oversees this. Mr. Miya responded to the questions by stating the agencies would still oversee the cleanup and that the cleanup standards would not change. The regulatory agencies are responsible for ensuring the remedies are implemented as planned.

Another person asked what the difference between the state and federal agencies' involvement on the project. Mr. Miya said that the state agency (DTSC) is responsible for making sure the Regional Water Quality Control Board (Water Board) and California Department of Public Health (CDPH) review the CERCLA documents to make sure they are consistent with the State laws. Federal agencies make sure the documents are consistent with the federal laws.

Another person asked if other bases for the Navy and military are broken down into parcels or investigation areas too. Mr. Miya responded yes, that the sites are organized and broken down into smaller areas to complete the cleanup most efficiently.

V. Open Forum

Comments from Jaron Browne, community member

1. The Navy should have an elected body that provides input & two-way communication. All the CIP activities are one-way communication.
2. RAB was a body that was recorded & could make recommendations, that is missing from the plan for new activities.

Comments from Nyese Joshua, community member

1. Two thirds of the attendees at this meeting are paid. Move meeting to Saturday, work around people's lives & schedules.
2. Open up jobs for this community that are safe and cleanup related.
3. I did not get a fact sheet or a notice regarding this meeting.

Comments from Jaime Jones, CEO/President of J&C Consulting Services

1. Re-consider the ZIP codes used to define the community. Expand them to reach professionals throughout the Bay Area.
2. Have not had professional firms here in HPS/Bayview area because haven't had the projects in order to set up firms.
3. People are qualified and ready for jobs.

Comments from Mishwa Lee, community member

1. Instead of community coming to you, go to them. Meet with their church groups, etc.
2. Find out what they know already, and then give them more information.

Mr. Forman asked if there were any questions the Navy could answer for the community.

Mishwa Lee, Community Member

Question: Who pays for further cleanup after a regular transfer?

Answer: Mr. Forman responded that the Navy has a "come-back" policy. That means if there is contamination found at any future date, the Navy will come back and clean it up. In the event additional contamination is found after the property has transferred, the Navy will work with the regulatory agencies and redevelopment agency to decide how to clean additional contamination up and how to fund it. For example, the developer might go ahead and dig it up but the Navy would pay for the disposal costs.

Michael McGowan, ArcEcology

Question: What about with early transfer; who pays for that?

Answer: Mr. Forman indicated the early transfer negotiations often include funding for remaining cleanup activities. Also, there are often insurance policies involved as well. It might not be as straight forward but ultimately the Navy is responsible under the come-back policy.

Nyese Joshua

Question: When will Navy address holes in fence along Palou Street? When will the Navy post signs about contamination coming off site, and what is the real danger to residents?

Answer: Mr. Forman said the Navy's Caretaker Site Office is responsible for fixing the fence line that is on the Navy's property only. The Navy conducts patrols and replaces signage, but it is an ongoing problem.

Question: When will Navy put workers in appropriate gear to protect them, keep them from taking contamination home? Dust goes up in swirls and how is the Navy protecting workers? What notices of exceedances has the Navy issued?

Answer: Mr. Forman said the Navy prepares Health and Safety plans for each project that outlines the specific gear and monitoring required to protect workers. The Navy conducts air monitoring on a daily basis. No exceedances or air quality parameters have occurred. Mr. Forman then indicated he would provide the contact information to Ms. Joshua of the agency responsible for reviewing the air monitoring data.

Mr. Forman thanked everyone for attending and the meeting was then closed.

Comment Cards

The following comments were provided on comment cards:

Mishwa Lee

Does the Navy have the legal right to dissolve the RAB Board? Why is the Navy trying to appear to involve the community, when the Navy didn't to abide by the community input?

Jaron Browne

The fundamental concern that POWER has with the CIP is that all o the action and activities are geared toward one-way communication from the Navy to community. The CIP lacks formal mechanisms for the community opinions and concerns to be recorded. The CIP absolutely must include a democratically elected community body that can vote and make formal decisions. Even if this body does not have power over the Navy's decisions – it would make a record of the community's democratic decision.

Action Items

1. Review the comments on the draft CIP and incorporate them as appropriate.
2. Consider holding additional meetings on a Saturday to continue to reach more segments of the community (one Saturday meeting is already is scheduled for April 2, 2011).