

MEETING SUMMARY

Hunters View Community Partners and Hunters View Tenants Association
Meeting with Hunters View Residents
May 20, 2010 - 5:30pm-7:00pm
Hunters View Tenants Association Office
227-229 West Point Road, San Francisco, CA

The meeting started at approximately 5:50 PM with 10 residents present. Tessie introduced herself and welcomed everyone for to the meeting. Tessie thanked her Mother's Committee for attending, and asked the City and developer staff present to introduce themselves. Staff included Margaret Campbell, Dan Levine, and Christina Mun of JSCo., Bronson Johnson of Engeo, Bob White of PSI, Mike Wall and John Marvin of Bay Area Air Quality Management District (BAAQMD), Michael Harris of Department of Public Health (DPH), Jeremy Nelson of Nelson/Nygaard, Paul Carney of Devine & Gong, Erin Carson of SF Redevelopment Agency, and Dominica Henderson of SF Housing Authority.

Tessie introduced Jeremy Nelson of Nelson/Nygaard, who introduced himself as the consultant hired by JSCo. to do a transportation study focused on transportation options for Hunters View. This will include how to improve transportation for existing residents; some options to be considered include shuttles, MUNI bus schedules, pedestrian and bike safety, and carsharing. The study should be done by the end of June. Jeremy stayed through the meeting and offered to answer any questions.

Question: Does this mean that the bus will stop coming up here?

Response: Jeremy answered that while he does not work for Muni, he is definitely going to look at transit routing. For example, even if he cannot control how often the bus comes, he can look into offering real-time arrival times so residents know when the bus is coming, or perhaps there could be shuttles.

Question: How many parking spaces will the project have?

Response: Jeremy answered that he will study adequate parking for the site, but that he was just starting the study. Margaret added that while there has been some work in the last few years on the transportation and parking strategy for Hunters View, Nelson/Nygaard is a leader in the field, and their additional analysis will be of great benefit to the project to ensure that all residents are adequately served. HVA expects to make recommendations to Muni on service and will seek resident input moving forward.

Tessie stated that this meeting was about environmental conditions, and that each meeting would focus on the topic at hand.

As a general update, Margaret explained that as discussed at prior meetings, the team is working on accessing the \$30 million in State money that was committed to the project last June. This funding is necessary to proceed with the construction of the infrastructure for Phase I. Margaret indicated that while there will be a lag in work, the hope is that the money will be in hand soon, and that construction will proceed in July or August. She said the team is working diligently towards this goal and that there will continue to be updates on the schedule. She offered to answer general questions, and then handed it over to Dan Levine of JSCo. Dan stated that the meeting had two purposes – to answer any environmental questions and to do report card on the first phase of work

(demolition of buildings). The same experts that spoke at the meeting focusing on environmental conditions two months ago have returned to discuss the monitoring and oversight that they have done, and the results of that work. In addition, staff from the regulatory agencies overseeing the project have joined the meeting.

Dan outlined the roles of several parties in observing and filing reports daily. Engeo checked dust monitors daily, observing dust and dust control measures, as well as contractor conformance to the dust control plans. Allan Butler, the construction manager, also made daily observations. The development team had an environmental consultant that oversaw the abatement of lead and asbestos during the abatement of the buildings. And the General Contractor hired Bob White and PSI when they were demolishing buildings to confirm that lead and asbestos were contained. Nibbi-Cahill also had their own safety inspection staff observe operations. As stated before, the contractors are equally concerned about the environmental conditions to ensure their workers' health.

In addition, Naomi of BAAQMD would come out nearly daily to check on the general contractor, and the general contractor themselves were also undertaking daily observations. There were four dust monitors installed around the fence perimeter, including one by Malcolm X. All monitors were running 24-7 throughout all demolition work on the project.

Question: Where were the monitors located? Where are they now?

Response: Dan offered to bring a map with the former monitor locations. He stated that now that the demolition work has been completed, the monitors have been removed. They'll be put back up when work starts again, and that the team would bring a map for the next meeting to show where they're located.

Question: Why would you remove them? There is too much dust blowing around.

Response: Dan stated that there was no need for monitors as there is no work activity on site. Any dirt within the Phase I construction site has been coated by a chemical stabilizer that prevents any dust.

Question: Will the monitors be reinstalled when the work starts again?

Response: Bronson responded that yes, once site work starts, there will be two types of monitors in the four locations. One will be for asbestos dust and one for regular "PM10" dust. Because there have not been many earth disturbing activities yet, asbestos monitoring has only been used for a couple instances of ground work.

For regular dust, which was monitored for throughout demolition, the action level is an average of 250 micrograms per meters-cubed over a 10-minute time period, or an average of 50 micrograms per meters-cubed over the span of a work day. Dan showed a binder containing all test results from each monitor and all inspection reports filed by different parties. He summarized its findings: essentially there have been no elevated levels of dust detected or observed. The dust levels stayed well below the action levels.

During the site work where the team will be digging into the soil with naturally-occurring asbestos, naturally-occurring asbestos (NOA) dust monitors will draw in air through a filter, which will be sent to labs daily. The action level for asbestos is 16,000 structures per meters-cubed daily.

- Question: Could you compare the action level to relevant measurements?
Response: This action level being used for Hunters View is six times stricter than state levels. The state levels are based on constant, daily exposure over a 70 year lifespan.
- Comment: You should share information on wind speed and dust levels when work starts back up. Can you agree to meet with us and give us the information weekly? Can you help the Mother's Committee and walk through how to read the reports.
Response: Dan responded that the team would give HVTA a copy of the binder to review, and that they would be happy to meet once work starts up again to go over the reports.
- Comment: Once you exceed the threshold of 16,000 structures per meters-cubed for asbestos in the air, do you stop the work?
Response: Bronson responded that reaching the action level triggers a review of site activities. If asbestos levels reach the action level twice within one week (five working days), the second time triggers a shutdown of work. This is because often an elevated action level may be due something off-site or an anomaly and not because of activities on the actual construction on site.
- Question: Why wait for second occurrence if there's risk of cumulative impact?
Response: Bronson reminded the attendees that the action level itself does not pose a level at which there is a health risk – it is meant to be a check that the contractor is doing their construction work correctly and not generating too much dust.
- Comment: The Dust Control Plan does not list site contact personnel.
Response: Margaret responded that residents should always feel free to call the construction hotline number listed on the construction fence and in the newsletter: (415) 677-2270. Michael Harris of DPH added while the first action is calling the hotline, residents are always free to contact him if there's no response or you see an issue not being addressed. Michael's number is 415-252-3911. BAAQMD also has a complaint line: 1-800-334-ODOR. Margaret added that these agencies are regulating the project and residents should always feel free to contact them.
- Question: What are "fugitive dust emissions"? Who do you call if you see them?
Response: Bronson responded that the term refers to runaway dust – meaning that dust is not controlled at the point at which it's being generated. Residents should contact the construction hotline, BAAQMD, and/or DPH at the numbers just shared if they see anything that concerns them.
- Comment: I was working on a construction site before and was tested, but they would not supply the results directly to us.
Response: Bob White stated that if anyone is tested, the law requires that you are given the test results directly. He pointed out that this is a different project; this project tests and monitors the air on the site, and does not test not people.

Tessie announced that the Mother's Committee had met with BAAQMD and Margaret to review the Dust Monitoring Plan and Asbestos Monitoring Plan.

- Question: Could there be a BAAQMD staff person on site 24-hours? There could be an experienced resident monitoring the site with staff.
- Response: John Marvin of BAAQMD stated that Naomi of BAAQMD is out on site nearly daily when work is occurring. John offered that Naomi could walk with a resident to show what she does when she is on site. In addition, residents are encouraged to contact BAAQMD with any questions.
- Question: Do you check whether or not the monitors have been vandalized?
- Response: Bronson responded that the PM10 monitors for regular dust are encased, and that tampering would show up in data. The daily inspections also include a visual inspection before downloading the data. Engeo also checks the batteries every morning to ensure that device is working.
- Question: When you reinstall the monitors, can you give us a tour like the one PG&E gave us at the power plant?
- Response: Bronson responded that they would be happy to do a tour once the project is active again.
- Question: How come you don't use the misters on top of the fence like at the Shipyard and PG&E?
- Response: Bronson pointed out that based on work at the Shipyard, Hunters View elected to build a taller fence (10 feet) with windscreens, instead of a lower fence with misters.
- Question: Are we in a BAAQMD "Care Area"? Please explain what this means.
- Response: John Marvin of BAAQMD said that a designated "Care Area" is an area impacted by higher pollution levels and that is often economically stressed. There are 6 to 7 Care Areas throughout the Bay Area that are targeted for greater air pollution controls, especially for diesel particulate emissions. Hunters View is in a Care Area; John will supply a copy of this map for residents.
- Question: The HOPE SF Youth Academy should not be located in the Head Start because of the sewage issues.
- Response: Margaret responded that the team at the meeting tonight does not make the decisions regarding how the Head Start building is used. .

Margaret then announced that there are several new streets to be named, due to the new street grid and the new connection down to Keith Street. Residents had been asked for suggestions in the past few months, which have been narrowed down to 6 choices that do not include people's names. Margaret handed out the list and asked residents to select their top two favorites by 5/31/10.

Margaret asked that residents contact the team if there were any more questions over the coming weeks or months. Tessie adjourned the meeting at 6:45PM, and dinner was served.