

Southeast **ENVIRO – NEWS**

An update on the environment in the Southeast section of San Francisco

SAEJ
744 Innes Avenue
San Francisco, CA 94124

Info@SAEJ.org
(415) 824-4102
FAX (415) 824-1061

Issue No. 5

Southeast Alliance for Environmental Justice

Summer/Autumn 1998

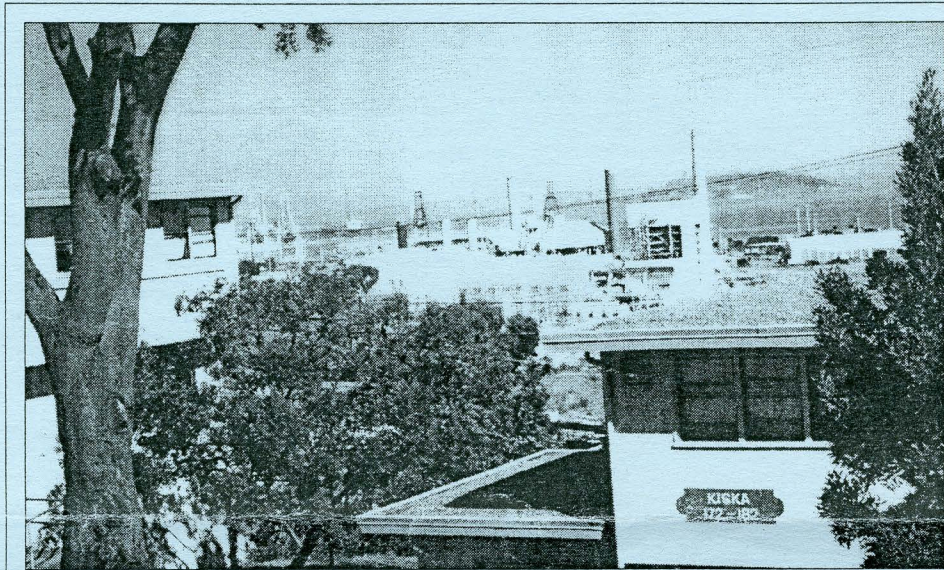
SAEJ Wins Agreement to Shut Down Hunters Point Power Plant

After five months of active campaigning, SAEJ and the Bayview-Hunters Point community have won an agreement to shut down Pacific Gas & Electric's (PG&E) Hunters Point Power Plant at Evans Ave. and Hunters Point Blvd.

The Hunters Point Power Plant and Potrero Power plants, the City's top two point sources of air pollution, were for sale by PG&E as part of California's deregulation of the electric utility industry. A preliminary Environmental Impact Report (EIR) prepared by the California Public Utilities Commission (CPUC) estimated that pollution would increase two to six times if a private energy company were to buy the plants and run them at full capacity. The high levels of pollution and existing rates of respiratory diseases in the Bayview-Hunters Point neighborhood make any increase in air pollution unacceptable.

Despite the possibility of increased pollution, the sale of the plants offered a real opportunity to clean the air in Bayview-Hunters Point. Working with staff from the City's Public Utilities Commission (PUC), SAEJ brought a proposal to the PUC Commission for the City to acquire the power plants by partnering with a private company that would finance their purchase. The Commissioners initially rejected the proposal, but the concern and support from the Commission on the Environment and Supervisor Sue Bierman helped move the idea through City Hall. SAEJ and Bayview-Hunters Point residents were present at each bi-weekly commission hearing to urge the Commissioners to explore this innovative proposal. At one hearing, public comments urging the commission to explore the purchase of the plants lasted over three hours.

The dramatic public pressure supported Mayor Brown's and helped to solidify a deal between the City and a partnership of CMS Energy Co. and Wellhead Electric Co. to purchase and operate the plants. Although PG&E initially said they would be open to discussions with the City for the sale of the power plants, a surprising reversal by PG&E



the Hunters Point Power Plant, as seen from Kiska Rd. on Hunters Point Hill, will be shut down under an agreement negotiated by the City of San Francisco and Pacific Gas & Electric Co.

forced the City to begin eminent domain proceedings to take control of the plants. The threat of the plants' seizure brought PG&E to the negotiating table with the City and SAEJ and made the agreement to close the Hunters Point Power Plant possible.

Although PG&E will immediately reduce use of the plant except when necessary to meet the City's energy needs, the agreement to shut down the Hunters Point Plant is only the first step in removing the blight of energy generation facilities from Bayview-Hunters Point. The CPUC, California Energy Commission, and the Board of Supervisors must first approve the agreement. Once approved, PG&E will use the plant when mandated by the Independent System Operator, the agency created to manage the deregulated power market. Once new sources of electricity are found that can replace the capacity of the Hunters Point Plant, either through repowering of the Potrero Power Plant or through increased transmission capacity, then PG&E will officially retire the Hunters Point Plant once and for all. PG&E will then be responsible

for the complete remediation of the Hunters Point Plant site. The City will have the right of first refusal on purchasing the land, and deed restrictions will guarantee that the site is never used for energy generation ever again.

There is still a great deal of work to be done! SAEJ will continue to monitor the entire process and continue to ensure representation and equity for the Bayview-Hunters Point community in all future energy decisions in San Francisco.

INSIDE THIS ISSUE

No More Sewage in Bayview-Hunters Point!
Page 2

Bay Area Drum Neighbors Win Complete Cleanup of Yards
Page 2

Hunters Point Shipyard Update Pages 3-4

Brownfields: Revitalization or Gentrification? Page 5

Candlestick Park Wetlands Page 5

Activist Calendar & Tidbits Page 6

No More Sewage in Bayview-Hunters Point!

Just about anyone who lives, works, or plays in Bayview-Hunters Point knows first-hand the problems of foul odors and overflows into the streets associated with the Southeast Water Pollution Control Plant located at Evans Ave. and Phelps Street.

Now, the City's strong development growth threatens to send up to an additional 7 billion gallons of sewage to Bayview-Hunters Point. Bayview-Hunters Point is currently the endpoint of 80% of the City's sanitary sewage, the entire east side of San Francisco. For years, SAEJ, BVHP residents, and other community organizations such as Bernal Heights' Coalition for Better Wastewater Solutions and the Sunset Neighborhood Democratic Club have been demanding that the City and developers look at integrating environmentally friendly technologies, to move towards the future and reduce the burden on BVHP. In response, the Board of Supervisors have voted yes three separate times on resolutions urging the Public Utilities Commission (PUC) to look at these technologies. The PUC has resisted, despite these resolutions. The PUC's resistance has translated into a potential crisis for BVHP, as major development of the City's Bayside will substantially increase the amount of sewage produced and sent to BVHP for treatment.

Major developments such as Mission Bay, eight hotel, office, and apartment high-rises South of Market, Pacific Bell Park, a live/work boom in the Mission, the 49'ers Stadium/Mall, a redeveloped Hunters Point Shipyard, and the proposed Central Waterfront Development will generate billions of gallons of sewage that will have to be treated somewhere. BVHP will be the loser in this scenario unless strategies for an approach that tackles sewage problems on or near-site, based on each development's scale, is developed. Although most of the major projects are still in the planning stages, Mission Bay is on the front burner. Discussions between Catellus Development Corporation (the Mission Bay developer), the Mayor's Office, the PUC, SAEJ and other members of the Alliance for a Clean Waterfront (of which SAEJ is a part) have identified specific technologies that will reduce Mission Bay's negative impacts on BVHP. These discussions have resulted in an agreement to keep all stormwater from the Mission Bay Project out of Bayview-Hunters Point, an historic first step towards eliminating degradation of the Bay and its surrounding communities.

Bay Area Drum Update Neighbors Win Complete Cleanup of Yards!

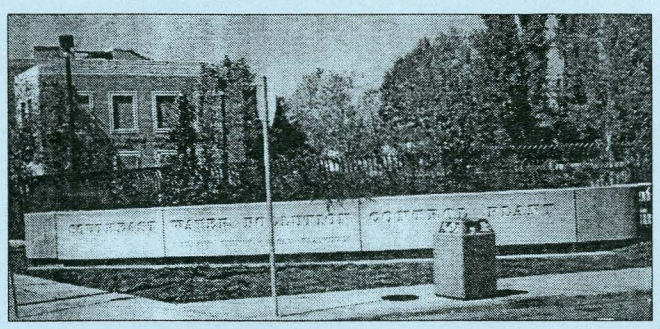
Nearly ten months after a house meeting with SAEJ, the State of California Department of Toxic Substance Control (DTSC) and a representative of the Potentially Responsible Party (PRP) group, and more than twelve years after the original emergency action, neighbors of the Bay Area Drum (BAD) State Superfund Site have won complete remediation of the contamination in their backyards.

On September 18, 1997, over twenty neighbors of the BAD site demanded a commitment from DTSC for additional soil and groundwater sampling due to concerns



The backyards of the neighbors of the Bay Area Drum Site, shown above will be fully cleaned up under an agreement reached between DTSC, the PRP's and SAEJ.

about inadequate attention to the community's health. The results of that round of sampling showed elevated levels of lead,



Will San Francisco's development boom strain an already overburdened Southeast Water Pollution Control Plant and increase problems in BVHP?

Recent Board of Supervisors hearings initiated by Supervisor Amos Brown have highlighted the injustice and explored solutions. On May 14th and July 23rd, SAEJ, BVHP residents, the Coalition for Better Wastewater Solutions, Sunset Democratic Club, the San Francisco Bay Advocates for Environmental Rights! (SAFER!), and other groups concerned with water issues attended Supervisor Brown's hearings in front of the Health, Family, & Environment Committee to relay stories of sewage related injustice and to demand REAL SOLUTIONS to sewage problems. Supervisors Ammiano, Bierman, Brown, and Katz all took the PUC to task for not doing enough to combat the problems of odors, overflows, and too much sewage. Since the hearings the City and Catellus have pledged \$10 million towards making improvements at the Plant focusing on street flooding and odors. Like all Board of Supervisors meetings, both hearings were broadcast on Citywatch Channel 54.

SAEJ will work to ensure that the newly allocated funds give the biggest bang for the buck and will continue to provide leadership on wastewater issues and their effects on the Bayview-Hunters Point community.

Call SAEJ to become active in the campaign by hosting a house meeting, viewing the tape of the hearings, and education your neighbors on the need for REAL SOLUTIONS to wastewater problems.

PCB's, arsenic, and pesticides. Additional tests were performed in Spring of 1998 and SAEJ, with technical support from the Golden Gate University Environmental Law and Justice (ELJC) and Technical Outreach Services for Communities Program (TOSC), demanded that the high levels of contaminants be addressed immediately. DTSC agreed that contamination should be removed and ordered the PRP's to remove contamination, but only at the "hot spots" that were identified by the sampling. In the interest of community relations, the PRP group agreed to a *complete* remediation of the neighbors' yards. The work will include complete soil removal to a minimum of two feet throughout the yards, and complete removal to the point of "non-detect" in identified hot spots. The PRP's will then recreate the neighbors' yard to their specifications. Preliminary plans had called for completion of all the work by Labor Day, but the workplan was released in mid-September and not yet reviewed by press time.

Cleaning up backyards is just one step in achieving justice for the neighbors of the BAD site. SAEJ, ELJC, and TOSC will review workplans to ensure safety for the neighbors and lead workshops with community members and other interested parties to ensure everyone impacted by the toxicity in the Bayview-Hunters Point neighborhood have the knowledge about what they can do to take part in creating change. SAEJ will be monitoring the other cleanup activities on the site and working with the neighbors to develop the next steps that will lead to the cleanup of the site itself

For more information about the campaign for justice at the Bay Area Drum Site, call SAEJ at (415) 824-4102.

Hunters Point Shipyard Update

Navy Begins Cleanup of Parcel B

After an extensive review process, in which the community and regulators were able to convince the Navy for the need to clean up Parcel B to residential standards, cleanup operations have finally begun.

Parcel B (see map below) posed concerns to the community for several reasons. First of all, Parcel B is at the gateway into the shipyard and will be among the first things that visitors to the redeveloped shipyard will see. A high level of cleanup becomes important to allow for a wide variety of uses that will represent not just the potential of the shipyard, but that will help spur community based economic development in Hunters Point area and all of the Bayview. A second argument for high cleanup levels is the proximity of residents,

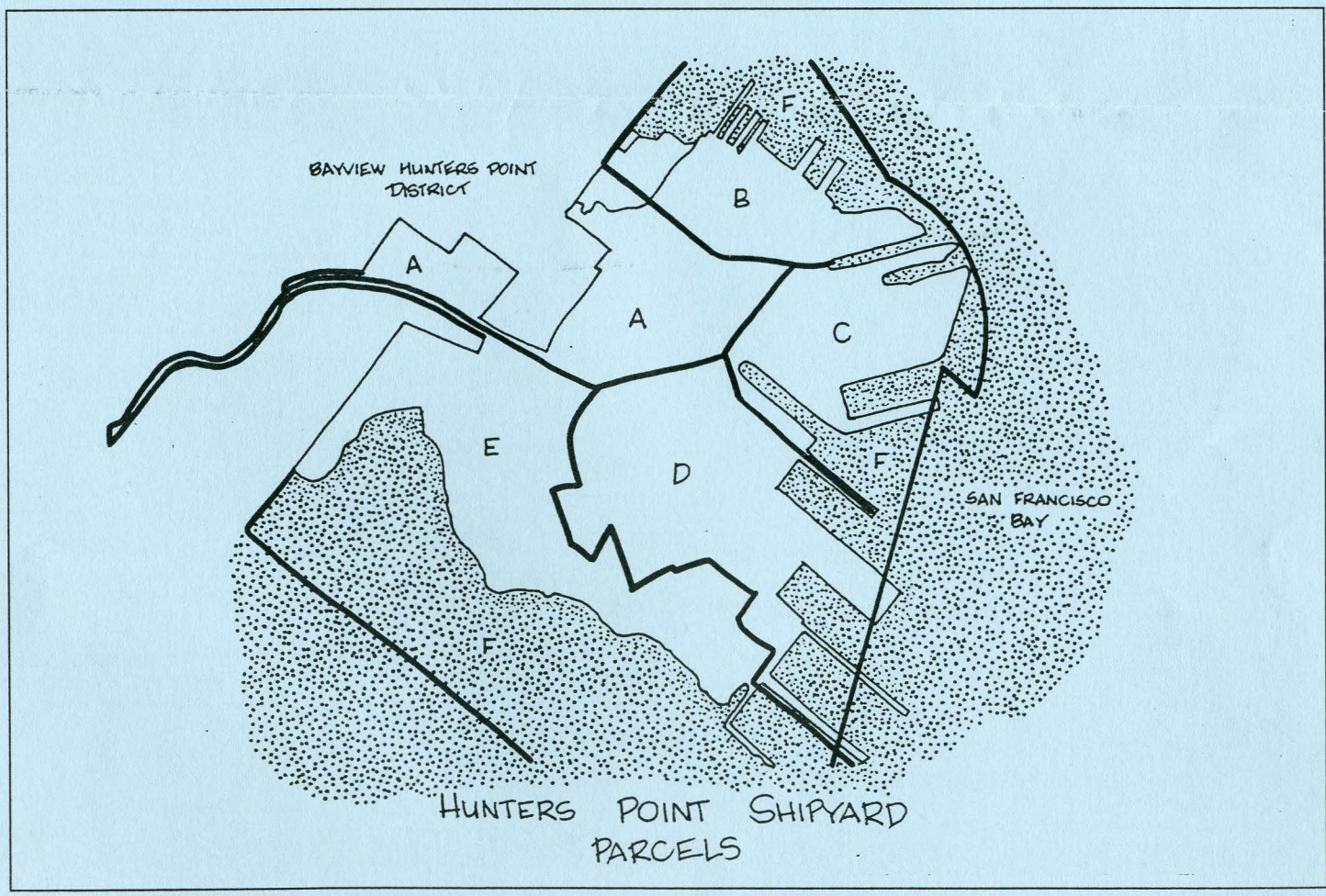
especially children, to the site. Children come to play on the neighboring vacant Innes Avenue site almost daily. The site affords kids open, yet degraded space in which to run around and explore while obtaining stunning Bay views. Once the fences on the shipyard come down, there should be no reason to not expect kids to explore further onto the Shipyard. Studies by the EPA and other researchers have indicated that children are especially at-risk from toxics because their increased activity generally means that they take in a higher percentage of toxics as a percentage of their body weight than fully grown adults. This fact, combined with the cumulative burden that BVHP kids already face, makes cleanup to the highest possible standards a priority.

The cleanup of the parcel is not without risks, and The Navy and IT Technologies will be taking some measures to address these safety concerns. First, all excavated soil will be stored in large containers that will be

covered to prevent fugitive dust from blowing around in the heavy Hunters Point winds. Second, to control dust from excavation points, "soil stabilizers" and "water controls" to will be used keep soils in place when excavation sites are not immediately being worked on. To monitor volatilization of the many chemicals in the soil, IT Tech will be installing air monitors around the perimeter of the work site as well as one monitor around the Morgan Heights housing development on Cleo Rand St.

Although SAEJ is glad to see the cleanup operations begin, vigilance is key to ensure that all safety practices are being followed and that the community's health concerns be addressed, not just those of the workers who will be cleaning the site.

Parcel B Cleanup is scheduled to continue throughout the 1998 dry season, with scheduled completion by 1999.



Hunters Point Shipyard Update

Parcel E and F Feasibility Studies Released

The Spring of 1998 brought the release of the Navy's Feasibility Studies (FS) for Parcels E and F. With funding by EPA's Technical Assistance Grant (TAG) program, SAEJ has been able to retain the services of an environmental consultant. MicroSearch Environmental Corporation (MSE) to review and comment on the technical documents on behalf of SAEJ, and the Bayview-Hunters Point community.

Parcel E (see site map, page 3), perhaps the most contaminated of the sites on the shipyard, is the home of an unlined industrial landfill containing solvents, heavy metals, and low level radioactive radium dials. Parcel F is the wetland, sediment, and Bay around the perimeter of the shipyard

MSE's analysis of the FSs for Parcels E and F and the questions posed by community members were compiled into official comments. The following are highlights of MSE's and the community's concerns about the Navy's proposed remediation of the parcels:

- The Navy has not fully explored possibilities for complete remediation of the landfill on Parcel E. All alternatives include some combination of "capping" the contaminants in place and using metal sheetpiling walls to prevent contaminated groundwater from mixing with the Bay water. The best case estimate for the useful life of the sheetpiling wall is 30 years. This does

nothing to assure long-term effectiveness of the "remedy." It is also unclear as to who will be the responsible party in financing subsequent walls.

- The FS proposes to use plastic sheeting to act as a liner for the landfill cap. Although this was not addressed in SAEJ/MSE's comments to the Navy, some residents are concerned because chlorine gases that were found in the landfill subsequent to the release of the Remedial Investigation can eat away at the plastic and penetrate the cap.
- Both FS's do not adequately assess human health risk from exposure to contaminants. The fact that people fish the Bay for food makes this a serious concern. There's too much pollution as it is for people who fish the Bay, the Navy should not add to the pollution by walking away from its responsibility of cleaning up after itself.
- The FS suggests that some radioactive material in the Parcel E landfill may be left on site "if conditions prove to be more complicated than expected." Considering that thousands of people will work, live, & play in the redeveloped Hunters Point Shipyard, SAEJ finds this possibility extremely troubling.
- MSE did not feel that the Navy did an adequate job of identifying either innovative treatments and remedies, nor did the Navy have an adequate explanation for the high estimated costs of cleanup. Community members and MSE suggested that the Navy solicit a

"virtual Request for Proposal" to identify the lowest cost approach that will achieve maximum cleanup.

All in all, SAEJ feels that the Navy's plans for the cleanup of Parcels E & F are inadequate and need to be modified to achieve higher standards. Although SAEJ supports an expedited remediation process to allow for a transfer to the City, the redeveloped shipyard's potential will be realized only if developers, business owners, and residents feel comfortable with working, living, and playing on the shipyard. This cannot be done without a commitment to the site's future users and an adequate cleanup.

OTHER SHIPYARD INFO

- ☞ The Navy released the Parcel C Feasibility Study in late July 1998 and MicroSearch has submitted comments. SAEJ will be meeting with interested residents and other parties to discuss the report and provide additional comments to the Navy.
- ☞ The US EPA is considering removing Parcel A from the Superfund list, allowing for its transfer to the City. SAEJ will review relevant documents and provide comments to the EPA.
- ☞ The SF Planning Department is currently working to complete the Environmental Impact Statement and Report for the Hunters Point Shipyard. Release is planned sometime in mid-autumn. SAEJ will continue working with the Planning Department to ensure a complete and comprehensive document is released.

Hunters Point Shipyard Cleanup Status Chart

	Remedial Investigation	Feasibility Study	Public Comment Period	Record of Decision	Remedial Design/ Remedial Plan	Cleanup
Parcel A	✓	✓	✓	✓	✓	✓
Parcel B	✓	✓	✓	✓	✓	Began Summer '98
Parcel C	✓	✓	Ended 8/30/98			
Parcel D	✓	✓				
Parcel E	✓	✓	Ended 4/30/98			
Parcel F	✓	✓	Ended 6/18/98			

Brownfields: Revitalization or Gentrification?

by: Basheem Allah
SAEJ Community Organizer

If you ever traveled through the Bayview Hunters Point area (BVHP), you have probably seen a property that fits the description of a "Brownfield". Brownfields are abandoned, idled or under-used industrial or commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. Since BVHP is the largest community of color in San Francisco, you may understand why it is so polluted. One half of the BVHP is devoted to industrial use; about 690 industrial establishments exist within our community alone. This is not including the properties that have been abandoned, due to the owners' not wanting to sell or develop the property for fear of environmental contamination. This type of property can be redeveloped as a Brownfield and can help in the revitalization of the community.

The Promise of Brownfields

Reclaiming brownfield sites presents the opportunity to link environmental clean up to other social and economic goals that will benefit the neighborhood and the broader community. The primary goals are the creation of jobs, more affordable housing, retail establishments, and open space. As Bayview-Hunters Point continues the process of planning for community redevelopment through the San Francisco Redevelopment Agency's Project Area Committee (PAC), an elected group of homeowners, tenants, students, business owners, and community organizations, SAEJ is working to incorporate Brownfields opportunities as part of the concept plan.

While on a daily basis thousands of people commute to work in our community, only five percent of the community's jobs are held by BVHP residents. Every year hundreds of thousands of people come to visit "3 Com Park" (formerly Candlestick) without ever spending their money in BVHP. Simultaneously, these commuters and visitors bring in more unnecessary pollution, making more of a problem for the residents. Development driven by and for the community will reduce pollution and give all of us an economic hand up

Get Involved!

The next step of the redevelopment process is to make sure the residents are well informed about what is going to happen to

the community. SAEJ is currently performing a "community consultation" to better understand what the people of the BVHP community want. As SAEJ's Brownfields Associate, I will be going door to door as well as to churches and community organizations for the consultation and discuss BVHP's environmental justice issues. This will help the planning process and will prioritize community needs and identify brownfield sites to help the community develop what it wants through the revitalization process.

Revitalization Not Gentrification

Without meaningful community involvement, revitalization will simply become gentrification. Our community should be shaped by choice, not chance. We can keep on accepting the kind of community we get, or we can learn how to get the kind of community we want. That's why SAEJ needs community residents to help in the decision making for the revitalization and redevelopment of the BVHP community. Be involved and take the time to learn what is going to happen to our community in the upcoming years, or we shall suffer the consequences of other people's decisions.

Big money is involved with the revitalization and redevelopment of BVHP. Let's work together in making this funding useful for the people who live here.

Candlestick Point State Recreation Area Opportunities For The Economy And The Environment

By: Ruth Gravanis
Audobon Society-Golden Gate Chapter

Background

Earlier this year, residents learned that the Candlestick Mills Project, approved by the voters in June of 1997, requires an agreement between the City and the State for the use of much of Candlestick Point State Recreation Area for overflow parking for 49er games and other events. The site, an area north of Yosemite Creek Channel (Slough), was not mentioned in the June ballot handbook and its selection surprised and disappointed a large amount of people. Since the Master Plan for Candlestick Point State Recreation Area, developed after more than 60 community meetings, calls for the creation of tidal salt marsh habitat and Nature Center in this area, opposition quickly developed.

Allowing overflow parking, even if for only 15 days per year, would eliminate the possibility of implementing the wetlands restoration plan. Because of their commitment to the Park Master Plan, a number of environmental groups were beginning to work against the bill (SB 1641) authored by Senator John Burton to facilitate the Candlestick Mills Project.

The Solution

After meetings with SAEJ and a number of environmental organizations, the San Francisco 49ers suggested a possible solution: the area north of Yosemite Creek Channel would not be used for overflow parking after the playing of the 2003 Super Bowl. Given the amount of time it would take to secure funding and permits, wetlands advocates felt that this was a reasonable date. Subsequently, the success of the Candlestick Mills project would not be jeopardized, since the 3rd Street Light Rail and other transportation improvements will have come on line by then.

Environmental groups also wanted to be sure that any projects planned to compensate for the loss of recreational opportunities are carried out within the southeast community. Upon seeing that the July 30th amendments reflected the north of Yosemite channel agreement, and learning that SAEJ was comfortable with the bill's language, most of the environmental groups have withdrawn their opposition to SB 1641. In the meantime, the 49ers have written a letter expressing their support for wetlands restoration at Candlestick Point State Recreation Area. Other entities, such as the San Francisco Airport and the Catellus Corporation have expressed interest in assisting further with the restoration project.

The negotiations surrounding this proposal show that communities do not have to choose between economic and environmental well being. Everyone must work together to reach compromises that will assure economic development while providing environmental and educational benefits.

Southeast Enviro-News

is published by the
Southeast Alliance for Environmental Justice,
with the generous support of:
The California Endowment, California
Wellness Foundation, the Women's
Foundation, Evelyn & Walter Haas Jr.
Fund, Potrero Nuevo Fund, and the San
Francisco Foundation.

Contributions are welcome to:

S A E J
744 Innes Avenue
San Francisco, CA 94124

Tidbits

☞ On October 22nd at 7:00 P.M. at the Bayview Opera House, SAEJ will present "A Celebration of Our Health and Environment" to celebrate the community's recent victories and to look forward in Bayview-Hunters Point's fight for environmental justice!

☞ The Public Transportation Commission has approved plans for the Third Street Light Rail improvement. The new line, which will connect Bayview-Hunters Point to Visitacion Valley had been developed after numerous meetings by a Citizens Advisory Group comprised of residents of Bayview-Hunters Point and other communities along the line, Muni officials, and non-profit organizations.

☞ The Bayview-Hunters Point Project Area Committee (PAC) is still meeting monthly to develop the concept for the coming Bayview-Hunters Point revitalization. For more information on how you can get involved with the PAC and make your voice heard in the revitalization process, contact Barbara Dar at (415) 824-3909.

☞ The Pier 98 Wetlands Restoration Project has been fully funded and is proceeding in giving the Bayview-Hunters Point community access to the beauty of the Bay and additional recreational opportunities. If you would like to a tour and to find out more about the park and wetlands in general, contact Carl Grimm at SLUG, (415) 285-7584

☞ Literacy for Environmental Justice (LEJ) is a fiscal project of SAEJ which is designed to educate youth on environmental justice issues. To schedule an on-site program consultation, please call Dana Lanza, Program Director for LEJ at SAEJ at (415) 824-4102.

Activist Calendar

Upcoming Hearings/Meetings

- **Oct. 14** Board of Supervisors Economic Development Committee: Mission Bay, 401 Van Ness, Room 408, 1:00 P.M.
- **Oct. 19** Board of Supervisors, Final Approval of Mission Bay EIR, 401 Van Ness, Room 408, 1:00 PM

Regular Monthly Meetings

- 1st Tuesday Citizen's Advisory Committee on Wastewater
- 1st Thursday Residents of the Southeast Sector (R.O.S.E.S), 1800 Oakdale, Community Room, 7-8:30 PM
- 2nd Tuesday Commission on the Environment, 401 Van Ness, Room 207, 6:00 PM
- 3rd Thursday Bayview-Hunters Point Project Area Committee (PAC) full board, 1800 Oakdale, Community Room, 7:00 PM
- 4th Wed. Hunters Point Shipyard Restoration Advisory Board, 1400 Evans, 6:00 PM
- 4th Thursday BVHP Health & Environment Assessment Task Force, 2401 Keith St., 5:30 PM