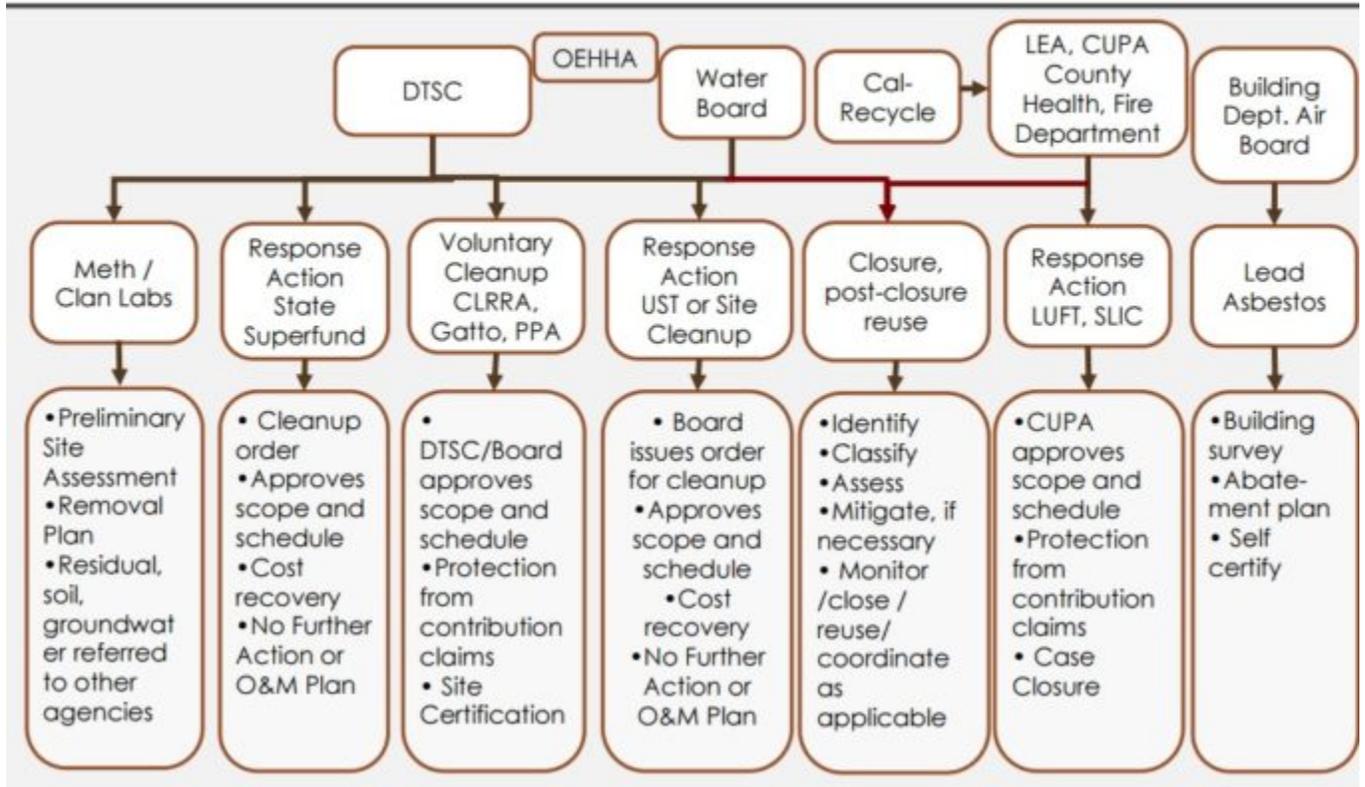


At the [Public Hearing on November 17th](#) focused on Site Remediation. This hearing was continued to December 15th to address outstanding questions.

The hearing began with Lloyd Zola, the City’s consultant, explaining how the regulatory agencies with jurisdiction over the site will "oversee establishment of remediation goals based on the land uses determined by the City to be appropriate...". Prior to any development within the Baylands, remediation techniques and requirements would be developed "in accordance with the Remedial Action Plans (RAPs) that need be prepared, approved by the regulatory agencies, and implemented prior to any physical development within this portion of the Baylands."

A representative from the [Center for Creative Land Use Recycling](#), Ignacio Dayrit, provided additional explanation for the environmental remediation process. He explained the differences in cleanup standards for residential versus commercial uses, explaining that sites approved for residential are remediated to a higher, more conservative standard. He also demonstrated the nuances in the remediation process, as each type of cleanup triggers a unique process with different regulatory agencies:

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He also outlined the several tools in place to ensure continued safety for future workers and residents of a remediated site, such as Engineering Controls (i.e. podium design buildings) and Institutional Controls (i.e. deed restrictions.) He concluded by emphasizing that (1) Remediation is highly regulated in California (2) Remediation plans are communicated to the public, and the public will be involved and (3) Sites that are not remediated to unrestricted use have continuing obligations to demonstrate safety to the public and the environment.

Finally, Dr. Susan Mearn, the City's environmental remediation consultant, explained in further detail the site's environmental issues and her independent review of the studies conducted of the site. Fuel oils, heavy metals and methane gas permeate the site, which is closely monitored by local, regional and state regulatory agencies. While the contamination is extensive, cleaning it to meet strict human and environmental health and safety laws and regulations is relatively common and applied in similar project areas such as Mission Bay in San Francisco and Sierra Point in Brisbane. Learn more [here](#).

Along with City staff, consultants CDM and Dr. Mearn determined that "the landfill and site contamination studies prepared to date were adequate to characterize existing conditions for use in the Baylands EIR to support General Plan level land use determinations by the City." Therefore, the City's electeds have the studies and information to make a land use determination. Once the City has certified the EIR and determined the appropriate land uses (i.e. proposed residential on the former railyard portion of the site, and the intensity of that residential), the RAP will be prepared and must be approved by the various regulatory agencies. At this point the City will consider adoption of a Specific Plan for the Baylands, providing development regulations for the site prior to development.

After each City Councilmember asked questions of the consultants, the hearing opened for Public Comment. Most of the speakers were Brisbane residents who expressed their concerns of the site's long-term safety for inhabitants, as well as their concern of the reliability of the regulatory process for site remediation. Two speakers from San Francisco demonstrated their support for the remediation of the site for residential land use. One speaker, a civil engineer working on the [Schlage project](#), testified that "these are not easy agencies to please, and it can take over two decades of testing and remediation." He concluded reassuring the council that if given the opportunity to live at the Baylands neighborhood, "I would take the first home."

Tim Colen, Executive Director of the [San Francisco Housing Action Coalition](#), spoke about his experience as a geologist for the EPA. He traveled all over the Western the United States to inspect brownfield sites and explained that "the Baylands is not unusual." He urged the City Council to put the land back into productive use as soon as possible and as a [Priority Development Area](#), "the Baylands should be planned for the future and not the past."