

**San Francisco Public Utilities Commission
 Citizens' Advisory Committee
 MEETING MINUTES
 Tuesday, December 19, 2017
 5:30 p.m. – 7:00 p.m.**

525 Golden Gate Ave., 3rd Floor Tuolumne Conference Room

Mission: The purpose of the SFPUC CAC is to provide recommendations to the SFPUC General Manager, the SFPUC Commission, and the Board of Supervisors regarding the agency's long-term strategic, financial, and capital improvement plans.

Members:

Wendy Aragon, Chair (D1)	Jasmine Conrad (D7)	Nicole Sandkulla (M-Reg'l Water Customers)
Suki Kott (D2)	Amy Nagengast (D8)	VACANT (M-Eng./Financial)
Leslie DeTaillandier (D3)	Ernesto Martinez (D9)	Nathaniel Kinsey (M-Lg Water User)
Amy Zock (D4)	Anietie Ekanem (D10)	Owen O'Donnell (B-Small Business)
Ted Loewenberg (D5)	Jennifer Clary (D11)	Misty McKinney (B-Env Justice)
Matthew Steen (D6)	Paige Miller (M-Env.Group)	

M = Mayoral appointment, B = Board President Appointment

Staff Liaisons: Tracy Zhu, Alexandra Johnson

ORDER OF BUSINESS

- 1. Call to order and roll call:** The meeting was called to order at 5:42 pm.

Members present at roll call: (10) Aragon, Kott, Loewenberg, Steen, Nagengast, Clary, Miller, Sandkulla, Kinsey, McKinney

Member absent at roll call: (6) DeTaillandier, Zock, Conrad, Martinez, Ekanem, O'Donnell

Members of the public: (3) Michael Sizemore, Harry Bernstein, Vicki Legion

- 2. Approve [November 21, 2017](#) Meeting Minutes**

Motion was made (Clary) and seconded (Nagengast) to amend the [November 21, 2017](#) Meeting Minutes.

Amendment: Revise [November 21, 2017](#) Public Comment made by Harry Bernstein to the following: "Harry Bernstein spoke against SFPUC's vote to sell the Balboa Reservoir because the vote was premature because the land has not been declared surplus and many issues remain unresolved."

The motion to approve the [November 21, 2017](#) Meeting Minutes PASSED by the Following Vote:

Edwin M. Lee
Mayor

Anson Moran
President

Ike Kwon
Vice President

Ann Moller Caen
Commissioner

Francesca Vietor
Commissioner

Vince Courtney
Commissioner

Harlan L. Kelly, Jr.
General Manager



AYES: (10) Aragon, Kott, Zock, Steen, Nagengast, Clary, Miller, Sandkulla, Kinsey, McKinney

NOES: (1) Loewenberg

ABSENT: (5) DeTaillandier, Conrad, Martinez, Ekanem, O'Donnell

Public Comment: Harry Bernstein asked the committee to revise his public comment from the November 21, 2017 Full CAC Meeting Minutes.

Member Zock arrived at 5:47pm, quorum maintained

3. **Report from the Chair** - Chair

- Welcome members of the public and staff
- Moment of silence for the passing of Mayor Ed Lee.

Presentation and Discussion: [Southeast Community Facility Update](#), Misty McKinney

Presentation Topics:

- The Southeast Community Facility: 1550 Evans Update
- 1550 Engagement: Current Work
- 1550 Engagement: Looking Forward
- Timeline for Delivering 1550 Project to Community
- Conceptual Site Map for 1550 – Approved by CDR 10.2017
- Site Map for 1550 Evans
- Draft Renderings and Vision

Reference

- Southeast Community Facility resolutions adopted by the CAC on January 19, 2016 and October 18, 2016. See [2016 Resolutions](#).

Topic of Discussion:

- Member Clary asked how the architectural design of the facility will attract the community. Misty referred to the site map pointing out the facility's proposed community room, cafe and office buildings.
- Member Kinsey asked what level of LEED Certification will the facility be and if it will be an electrically powered building. Michael Carlin clarified that the building will be Minimum Gold Certified and will be an all-electric building.
- Member Nagengast asked if there would be an art allotment. Misty informed there will be an art component that is reflective of the community.
- Member Kott referred to the playground on the site map and asked for clarification on the design layout. Michael Carlin informed that the layout depends on where the programs will be located i.e. the playground has to be attached to the child care center.

Public Comment: Harry Bernstein asked if CCSF (City College of San Francisco) will be included in the facility's education/workforce programming. Misty informed that an RFI is in place for the education center. Wendy informed that CCSF is responsible for renewing its current lease under the PUC.

4. **Public Comment:** None

5. **Discussion: Balboa Reservoir Update**, Michael Carlin, Deputy General Manager

Topics of Discussion:

- PUC has not declared property surplus on the land because, out of the respect and interest of the PUC's ratepayers, it is prohibited to gift the land away. PUC offered the land for sale at fair market value to other government entities. CCSF was aware of the offer and did not submit an offer for the land.
- The PUC will be the power provider to the site.
- The PUC is currently in the planning process of the site and the programming, i.e. performing arts center, has yet to be determined. The PUC is pushing for environmentally green buildings, open space, 1100 rental units and 50% affordable.
- It is not economically feasible for 100% affordable nor is it legal to gift the land to CCSF.
- A joint venture between the developers at Avalon Bay and the nonprofit, Bridge Housing, will develop the site. Other nonprofits such as Habitat for Humanity and Mission Housing will work on some of the vertical construction.
- Member Loewenberg asked who has ownership of the property once construction is completed. Michael informed that it will be a mix of ownership and rentals. Avalon Bay and Bridge Housing will most likely hold on to some of the property as well.
- Member Loewenberg asked if anything is being done to recover the \$22M spent to retain the Lake Merced Land from the Gun Club that got turned over to Rec and Park. Michael informed that the PUC went after the insurers of the gun club and recovered more than 50% of it.
- Member Clary asked who has the exclusive right to negotiate during the CEQA process and will the final negotiations be a public document. Michael explained that information will be available to the public once the process is finished.
- Member Clary raised a concern that community members might have, that if the entitlement process is prolonged, the aesthetics of the site may become neglected.
- Member Nagengast asked what opportunities members of the public had to participate in this process. Michael listed these points of public engagement: There was legislation sponsored by Norman Yee to create the BRCAC (Balboa Reservoir Citizens' Advisory Committee) and several public meetings were held during the RFP phase. Staff informed that a seat on BRCAC is designated for a member of the SFPUC. The Mayor's office appoints a member of the SFPUC CAC to the BRCAC. The seat has sat vacant since Rebecca Lee resigned from the SFPUC CAC.
- Member Kott asked for clarification on the process of declaring property surplus. Michael explained that surplus is declared during the final step when the land is about to be sold. There's a separate process to determine if the land is underutilized that takes place after the CEQA process.
- Chair Aragon stressed the importance of prioritizing housing for teachers then explained that a lot of teachers are low income income rate payers that are getting displaced.

Public Comment:

- Vicky Legion advocated for 100% affordable housing for CCSF students and teachers then referred to the case where MTA (Municipal Transportation Agency) transferred their land below

market value to Mercy School for the purpose of affordable housing.

- Handout: "[Keep Public Land in Public Hands!](#)"
- [Comment Submitted via Email](#)

- Harry Bernstein requested to see the lease between PUC and CCSF. Then he criticized this process for its lack of transparency.
- Michael Sizemore spoke in favor of increasing housing density and reducing parking. Then stated that the previous public comments were not representative of the city as a whole.

Documents Submitted for Public Comment by:

- [Monica Collins](#)
- [Michael Ahrens](#)
- [Harry Bernstein](#)
- [Aaron Goodman](#)

References:

- Balboa Reservoir Resolution adopted by the CAC on March 15, 2016. See [2016 Resolutions](#).
- Background on [Balboa Reservoir Development Opportunity](#) and [Balboa Reservoir Public Participation Opportunity](#)

6. **Presentation and Discussion: [An Introduction to the Water Enterprise Long-Term Vulnerability Assessment and Adaptation Plan](#)**, Alexis Dufour P.E., Long-Term Vulnerability Project Manager, Water Enterprise

Presentation Topics:

- Long-Term Vulnerability Assessment and Adaptation Plan – Phase 1
- 2012 Study Approach was Top-Down
- Water Supply Vulnerability to Changes in Temperature and Precipitation
- Project Justification
- Problem Statement
- Study Aim
- Phase 1 Project Information
- Project Advisory Committee
- Move Towards "Iterative Risk Management" Framework
- Identified Sources of Vulnerability
- Phase 1: Bottom-Up Vulnerability Assessment
- Climate Information: GCMs... and beyond
- Phase 2: Adaptation Pathways
- Key Activities
- Thank you!

Topics of Discussion:

- Member Clary asked if this project can be replicable for other agencies. Staff Dufour specified that these tools are particularly designed for PUC but other agencies are looking to apply the approach of decision making under deep uncertainty into their own framework.
- Member Kott asked who are the data scientists and researchers working on this project. Staff Dufour referred to himself as one of the lead researchers then explained that the team is a co-production with expert scientists i.e. hydrologists.

- Member Loewenberg asked how the model adjusts long term. Staff Dufour mentioned that there is an adaptation tipping point and a trigger that needs to be determined which can be indicator that can be monitored ahead of time.
- Member Nagengast referred to the timeline and asked for clarification how long the project will take. Staff Dufour clarified that the project is in phase one, will have a project draft in November 2018, then an adaptation plan in the end of phase two by 2019.

Public Comment: None

7. **Staff Report**

- Staff thanked the committee members who submitted letters to their supervisors regarding energy procurement ordinance.
- Groundwater hearing is tentatively scheduled in February 2018.
- The Executive Director of the Southeast Community Facility, DJ Brookter, is leaving the PUC to begin a new job opportunity in January 2018 at the nonprofit organization Young Community Developers (YCD).
- Copies of the [Water Resources Division Annual Report FY2016-17](#) were provided to the CAC.

Public Comment: none.

8. **Announcements/Comments** – The next meeting for the Full CAC will be on January 16, 2018

9. **Future Agenda Items and Resolutions**

- Biannual CAC Elections (*January*)
- Power Interconnections – Member Sandkulla
- Strategic Plan Update
- Compliance with Prop 218
- Contracting Process
- Communications/Customer Experience on Website
- Water Equity and Water Access for Homeless
- Workforce Programs – Member Martinez
- Water and Sewer Rates
- Joint Meeting with Rate Fairness Board
- Climate Change
- Water Rights and Raker Act
- Water Use and Parks
- BAWSCA and Wholesale Water Customers

10. **Adjournment**

Motion was made (Kott) and seconded (Sandkulla) to adjourn the meeting.

Meeting was adjourned at 7:12 pm.