



North Bay  
**BuildingTrades**  
Council AFL-CIO #BuildtRightWithUs  
MARIN • SONOMA • LAKE • MENDOCINO COUNTIES



SANTA CLARA & SAN BENITO COUNTIES  
**BuildingTrades**  
The outstanding workforce

**Andreas Cluver**  
*Secretary-Treasurer*  
Alameda County Building &  
Construction Trades Council

**Bill Whitney**  
*CEO*  
Contra Costa County Building  
& Construction Trades  
Council

**Manuel Pinheiro**  
*CEO*  
Monterey-Santa Cruz County  
Building & Construction  
Trades Council

**Danny Bernardini**  
*Business Manager*  
Napa-Solano County Building  
& Construction Trades  
Council

**Michael Allen**  
*Secretary-Treasurer*  
North Bay Building &  
Construction Trades Council

**Rudy Gonzalez**  
*Secretary-Treasurer*  
San Francisco County  
Building & Construction  
Trades Council

**Bart Pantoja**  
*Business Manager*  
San Mateo County Building  
& Construction Trades  
Council

**David Bini**  
*Executive Director*  
Santa Clara & San Benito  
Counties Building &  
Construction Trades Council

April 19, 2023

The Honorable Scott Weiner  
1021 O Street, Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San

Francisco: Piers 30-32 – SUPPORT Dear Senator Weiner,

On behalf of the Regional Bay Area Building Trades Councils, we would like to express our strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, the Regional Bay Area Building Trades Councils are pleased to support SB 273 and respectfully request your support.

Sincerely,

*Andreas Cluver*

Secretary-Treasurer, Alameda County Building &  
Construction Trades Council

*Michael Allen*

Secretary-Treasurer, North Bay Building &  
Construction Trades Council

*Bill Whitney*

CEO, Contra Costa County Building & Construction  
Trades Council

*Bart Pantoja*

Business Manager, San Mateo County  
Building & Construction Trades Council

*Danny Bernardini*

Business Manager, Napa-Solano County Building &  
Construction Trades Council

*Manny Pinheiro*

CEO, Monterey-Santa Cruz County Building &  
Construction Trades Council

*David Bini*

Executive Director, Santa Clara & San Benito Counties  
Building & Construction Trades Council

*Rudy Gonzalez*

Secretary-Treasurer, San Francisco County Building  
& Construction Trades Council

CC: The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee



April 19, 2023

Steve Goldbeck  
San Francisco Bay Conservation  
And Development Commission  
360 Beal Street  
San Francisco CA

Transmitted via email:

**Subject: California SB 273 Legislation on Port of SF Piers 30/32**

Dear Steve,

On behalf of the staff of the Port of San Francisco I am writing to express our surprise to see the above listed on the BCDC Commission calendar on April 20<sup>th</sup> after sharing the draft legislation with your Executive Director in late February and repeatedly seeking BCDC's participation and collaboration in drafting the bill.

In reviewing the staff report, we found several inaccurate statements and omissions regarding the legislation and the project as proposed. As you know, the Port and project sponsor spent approximately 18-months working with BCDC and State Lands Commission staff to "shape" the project to better align with BCDC's mission and policies and as directed by your Commission at our last hearing for this project on June 17, 2021. We believe that time was well spent and led to a significantly improved project. Details of the proposed piers project were provided to BCDC staff on numerous occasions including as recently as October 2022 and no changes to the Piers 30-32 project proposal have occurred since.

Please find below corrections to certain inaccurate statements and omitted project details we felt should have been included, as well as some background on related Port-BCDC collaborations that we believe are relevant to this discussion:

Inaccurate statements:

1. The project proposes approximately 375,000 square feet of general office, not 500,000 square feet;
2. The Port of San Francisco has met all of its obligations of the SF Special Area Plan (SAP) due as of today's date. In fact, the Port delivered many of the SAP obligations early, benefiting the public and the Bay even in situations where the



enhancements were delivered prior to the approval of the associated pier developments under the plan;

3. The staff report states:

*"For over 50 years, BCDC's law and policies have reserved the Bay for Bay-oriented uses that are public trust consistent, such as for ports, marinas, and public recreation. In that time, BCDC has not approved such a major project on the Bay with general office unless that general office space is ancillary to the project itself"*

BCDC has issued major permits for mixed use projects that include general office, including the Ferry Building, Pier 1, Piers 1.5-5 and the Exploratorium, to name a few within San Francisco.

4. The proposed legislation does not in any way reduce BCDC's authority to Permit the project through a Major Permit. The only authority it addresses is the need for BCDC to make the Public Trust finding, which in this case we are asking the Legislature to do based on the unusual nature of Piers 30-32 and the benefits the proposed project would provide. This approach is similar to prior legislation done for the site as you reference such as the Bryant Street Piers (AB 1389 – 2001/03) and Golden State Warriors (AB 1273-2013) mixed use projects; see specifics below:

On page 22 of the SAP, the plan provides the following for Piers Not Designated for Removal (which includes Piers 30-32): *"Within the boundaries of the existing pier footprint, an existing pier may be repaired or wholly reconstructed for a use consistent with the Public Trust Doctrine and the Port's legislative trust grant without triggering the McAteer- Petris Act Section 66605(a) water-oriented use criterion, and Section 66605(b) no alternative upland location criterion. Existing piers are those piers extant on the Northeastern Waterfront, and not identified for removal, as of July 20, 2000;"*

This legislation, like the Bryant Street Piers legislation, which BCDC collaborated on, tracks the same language from the SAP, which already exempts a project on Piers 30-32 from 66605(a) and (b). The only addition is to add this qualifier to apply the exemption to piers that are wholly reconstructed or wholly replaced.

Project Detail Omissions:

In describing the proposed project your staff report references two prior mixed-use projects that included general office use on Piers 30/32 that went through the legislative process and had Public Trust benefits. The staff report references that those projects were trust consistent but does not acknowledge that those projects were found to be trust consistent by the legislature, as noted above. Further, in describing this project, the report neglects to describe the suite of Public Trust and community benefits that the current proposed project offers, including:



1. Five acres of public access areas including full perimeter access around the Pier and indoor space, which is consistent with the SF SAP criteria for public access;
2. The aquatic center for access to in-bay swimming; a swimming pool, a Bay Area Water Trail launch and destination site;
3. A secondary cruise terminal berth, which will also be used for disaster response, research and ceremonial berthing;
4. Removal of approximately 6-acres of Bay shadow fill and significant bay volume reductions, which in the aggregate represents more fill removal than would be allowed under an interpretation that required some portion of the current structure to be retained;
5. Bay habitat creation;
6. Bay water quality improvements, through stormwater treatment systems and removal of dilapidated structures;
7. A food market hall and other visitor serving retail;
8. Removal of blight; and
9. Seismic and sea level rise resilience, which is extremely significant to the Port, harbor and the San Francisco community but not yet formally recognized as a Public Trust benefit.

If you consider the suite of public trust benefits this proposed project brings compared to prior Piers 30-32 projects for which legislation was previously adopted and that BCDC described as Trust consistent, we believe that this project provides greater benefits than those previously proposed.

#### Project Context: Port-BCDC Collaborations

The dialogue around the Piers 30-32 project proposal is intertwined with two other efforts for which the Port also asks for further collaboration from BCDC staff.

The first of these is the work the Port is performing in coordination with BCDC and our other partners, including the US Army Corps of Engineers (USACE), to establish a plan for delivering infrastructure investments for a future San Francisco waterfront that is prepared for sea level rise and earthquakes. While we do not have more detailed costs for this plan as yet, we expect it will extend into the many billions of dollars. To defray these costs, the Port has appreciated the receipt of a \$425 million down payment from the San Francisco voters in the form of a general obligation bond. We know we have billions remaining to raise, and we feel that public-private development partnerships, if appropriately vetted and refined, are a way to spread this cost so it is not all borne by the taxpayer. The Piers 30-32 project is part of this strategy and would invest an additional \$400 million from private sources into infrastructure to make resilient this low-lying section of the waterfront. Port staff will be reaching out to BCDC staff to discuss SB 272 (also on the April 20 BCDC agenda) and develop a shared understanding of how BCDC's review role under the USACE Coastal Zone Management Act process will mesh with the new review authority proposed under the bill.

In addition, the Port has recently completed a five-year-long stakeholder engagement process of updating our Waterfront Plan, during which Port staff have worked closely with BCDC staff to identify potential corresponding updates to the Special Area Plan adopted in 2000 to reflect and address the conditions and challenges of today. Port staff transmitted the Port's SAP proposal to BCDC for review on December 12, 2022; while we

have met regularly to discuss with BCDC staff we would appreciate a formal response so we can move this dialogue to a shared proposal for consideration by our respective commissions.

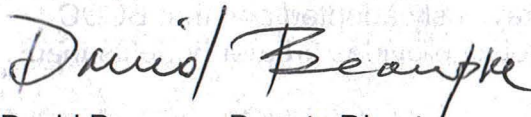
#### Conclusion

Again, the Port appreciates the BCDC staff time invested in helping shape the project with the thoughtful and collaborative input provided earlier in the process and are hopeful that BCDC staff rejoins the dialogue in an effort to collaborate on advancing the project.

As demonstrated through several past successes along the San Francisco waterfront, collaboration between the Port and BCDC has led to projects that have significantly improved the waterfront. We hope to continue that collaborative spirit on this and many more important projects moving forward.

Should you have any questions regarding the items summarized in this letter, please feel free to reach out to me.

Sincerely,



David Beaupre, Deputy Director  
Planning and Environment  
Port of San Francisco  
[david.beaupre@sfport.com](mailto:david.beaupre@sfport.com)  
415-215-5465

cc. Larry Goldzband, Executive Director, BCDC  
BCDC Commissioners



## MEMBERS

Humboldt Bay Harbor District  
Port of Hueneme  
Port of Long Beach  
Port of Los Angeles  
Port of Oakland  
Port of Redwood City  
Port of Richmond  
Port of San Diego  
Port of San Francisco  
Port of Stockton  
Port of West Sacramento



## OFFICERS

Danny Wan  
*President*  
Kristine Zortman  
*Vice President*  
Wei Chi  
*Treasurer*  
Martha Miller  
*Executive Director*

April 4, 2023

The Honorable Scott Weiner  
1021 O Street, Suite 8620  
Sacramento, CA 95814

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner:

On behalf of the California Association of Port Authorities (CAPA), I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

Pier 30-32 is a critical asset supporting core maritime and emergency response functions in the City and County of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and active the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment.

For these reasons, CAPA is pleased to support SB 273 and respectfully requests your support.

Sincerely,

Martha Miller  
Executive Director, California Association of Port Authorities

cc: The Honorable Members of the Senate Governance and Finance Committee  
The Honorable Members of the Natural Resources and Water Committee



March 20, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of Dogpatch Paddle LLC I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

Pier 30-32 presents a phenomenal opportunity to dramatically enhance the San Francisco waterfront and create an exciting new landmark which would become a major destination for tourists and locals alike. The pier is currently in a deteriorated condition and is projected to become unusable in 10 to 15 years. The project would remove the existing pier and replace it with a new, smaller pier, and build an Aquatics facility with a floating pool complex as well as a public launch designed for kayaking and swimming in the Bay. The prominent and convenient location of this human-powered watercraft launch would make it a fantastic addition to the San Francisco Bay Water Trail. Furthermore, the inclusion of over 50,000 square feet of predominantly food and beverage-focused Retail in a Market Hall setting would be a welcome destination or resting spot for kayakers as they journey along the waterfront. Lastly, and importantly, the Aquatics complex would also provide support facilities such as an on-site kayak outfitter, kayak storage, changing rooms, lockers, showers, and saunas which will make this an instant attraction for kayakers, swimmers, and other enthusiasts of our beautiful Bay, drawing visitors to the dramatic views of the Bay and the Bay Bridge.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.3 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.





Dogpatch Paddle is already working hard to create recreation opportunities on the San Francisco Bay with our project at Crane Cove Park in partnership with the YMCA. We have become the de-facto stewards of the paddle sport community on the Southern Waterfront of the Bay and believe that extending the opportunities to the Central Waterfront will have great impact on the safe and environmentally sound recreational use of our waterways.

For these reasons, Dogpatch Paddle LLC is pleased to support SB 273 and respectfully requests your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam Zolot", is written over a horizontal line.

Adam Zolot  
Owner, Dogpatch Paddle LLC

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee



# THE EAST CUT

April 6, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco:  
Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of The East Cut Community Benefit District, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

The East Cut and surrounding waterfront neighborhoods have evolved and transformed in ways both faster and greater than anyone could have imagined just 10 years ago. Decades of planning and community investment have resulted in San Francisco's fastest-growing, densest, and most transit-rich neighborhood. Pier 30-32 presents a phenomenal opportunity to dramatically enhance a section of the San Francisco waterfront and create an exciting new landmark which would become a major destination for tourists and locals alike.

The pier is currently in a deteriorated condition and is projected to become unusable in 10 to 15 years. The project would remove the existing pier and replace it with a new, smaller pier, and create a floating pool complex which would become an instant attraction for swimmers and sightseers alike, drawing visitors to the dramatic views of the Bay and the Bay Bridge. Furthermore, the project would bring over 50,000 square feet of predominantly food and beverage-focused retail in a Market Hall setting to a part of The Embarcadero which is dramatically underserved by similar offerings. Lastly, the site proposes continuous public access around its perimeter, creating unique opportunities to experience numerous views of the Bay and beyond while also enjoying artisan shops distributed around the pier apron. The project's extensive suite of public amenities will be a fantastic extension of those currently offered in the East Cut.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.3 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. This will all be accomplished using full union labor.

160 Spear Street  
Suite 415  
San Francisco  
CA 94105

415 671 4360  
[info@theeastcut.org](mailto:info@theeastcut.org)  
[theeastcut.org](http://theeastcut.org)



SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, the East Cut Business Improvement District is pleased to support SB 273 and respectfully requests your support.

Sincerely,



Andrew Robinson  
Executive Director

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee





# Inlandboatmen's Union of the Pacific

MARINE DIVISION -- INTERNATIONAL LONGSHORE & WAREHOUSE UNION  
NATIONAL OFFICE • 1711 W NICKERSON ST, SUITE D • SEATTLE, WA 98119 • (206) 284-6001 • FAX (206) 284 5043



April 04, 2023

The Honorable Scott Wiener  
1021 O Street, Suite 8620  
Sacramento, CA 95814

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of The Inlandboatmen's Union of the Pacific, ILWU, I would like to express support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in San Francisco.

Pier 30-32 is a critical maritime and emergency response asset for the Region. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and active the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment.

For these reasons, The Inlandboatmen's Union is pleased to support SB 273.

Sincerely,

Robert Estrada  
Regional Director

CC: The Honorable Members of the Senate Governance and Finance Committee  
The Honorable Members of the Natural Resources and Water Committee

## REGIONAL OFFICES

**PUGET SOUND**  
1711 W. Nickerson, Ste. D  
Seattle, WA 98119  
(206) 284-5040  
FAX: (206) 284-5043

**REGION 37**  
1711 W. Nickerson, Ste. D  
Seattle, WA 98119  
(206) 284-5321  
FAX: (206) 284-5043

**COLUMBIA RIVER**  
2435 NW Front Ave.  
Portland, OR 97209  
(503) 228-6000  
FAX: (503) 223-2556

**SAN FRANCISCO**  
450 Harrison Street Ste. 103  
San Francisco, CA 94105  
(415) 896-1224  
FAX: (415) 896-1226

**HAWAII**  
451 Atkinson Drive  
Honolulu, HI 96814  
(808) 944-0611  
FAX: (808) 944-8051

**SOUTHERN CALIFORNIA**  
1911 N. Gaffey, Ste. A-B  
San Pedro, CA 90731  
(310) 521-9003  
FAX: (310) 521-9094

**ALASKA**  
211 4th Street, Ste. 108  
Juneau, AK 99801  
(907) 790-9644  
FAX: (907) 790-9646

**KETCHIKAN**  
317 Stedman St., #C  
Ketchikan, AK 99901  
(907) 225-6360





April 10, 2023

The Honorable Scott Weiner  
1021 O Street, Suite 8620  
Sacramento, CA 95814

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of the San Francisco Chamber of Commerce, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

Pier 30-32 is a critical asset supporting core maritime and emergency response functions in the City and County of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and active the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment.

For these reasons, [organization] is pleased to support SB 273 and respectfully requests your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney Fong", written over a faint circular stamp or seal.

Rodney Fong  
President & CEO  
San Francisco Chamber of Commerce

CC: The Honorable Members of the Senate Governance and Finance Committee  
The Honorable Members of the Natural Resources and Water Committee

April 10, 2023

The Honorable Scott Wiener  
1021 O Street, Suite 8620  
Sacramento, CA 95814

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Wiener,

On behalf of the San Francisco Bay Area Water Emergency Transportation Authority (WETA), I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

WETA is a regional public transit agency tasked with operating and expanding ferry service on the San Francisco Bay and with coordinating the water transit response to regional emergencies. Under the San Francisco Bay Ferry brand, WETA carries over 3 million passengers annually utilizing a fleet of 16 high speed passenger-only ferry vessels. San Francisco Bay Ferry currently serves the cities of Alameda, Oakland, Richmond, San Francisco, South San Francisco and Vallejo.

Pier 30-32 is a critical asset supporting core maritime and emergency response functions in the City and County of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and active the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access.

SB 273 and the project development will retain and enhance the critical self-scouring deep water berth at Pier 30-32, which will continue to serve as a key logistics hub for emergency response situations. In the event of a major disaster Pier 30-32 will provide one of only two deep water berths with large vehicle access north of Mission Creek.

For these reasons, WETA is pleased to support SB 273 and respectfully requests your support.

Sincerely,



Seamus Murphy  
Executive Director

CC: The Honorable Members of the Senate Governance and Finance Committee  
The Honorable Members of the Natural Resources and Water Committee



# OPERATING ENGINEERS LOCAL UNION No. 3

828 MAHLER ROAD, STE. B, BURLINGAME, CA 94010 • (650) 652-7969 • FAX (650) 652-9725

Jurisdiction: Northern California, Northern Nevada, Utah, Hawaii, and the Mid-Pacific Islands

March 22, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of Operating Engineers Local Union No. 3, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, Operating Engineers Local Union No. 3 is pleased to support SB 273 and respectfully requests your support.

Sincerely,

Charley Lavery, Trustee  
Operating Engineers Local Union No. 3

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee





# Painters & Drywall Finishers Local Union 913

## District Council 16 Painters & Allied Trades

1939 Market Street Suite B, San Francisco, CA 94103

Office (415) 625-0225 Fax (415) 553-5955



March 23, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of Local 913 Painters & Drywall Finishers, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.



# **Painters & Drywall Finishers Local Union 913**

## **District Council 16 Painters & Allied Trades**

1939 Market Street Suite B, San Francisco, CA 94103

Office (415) 625-0225 Fax (415) 553-5955



For these reasons, Local 913 Painters & Drywall Finishers, is pleased to support SB 273 and respectfully requests your support.

Sincerely,

**Joe Sanders**

**Business Representative**

**Painters & Drywall Finishers Local Union 913**

**District Council 16 Painters & Allied Trades**

CC:

The Honorable Members of the Senate Governmental Organization Committee

The Honorable Members of the Natural Resources and Water Committee



## *United Union of Roofers, Waterproofers and Allied Workers*

AFFILIATED WITH AFL-CIO AND BUILDING AND CONSTRUCTION TRADES DEPARTMENT

---

Local Union No. 40

150 Executive Park Blvd., Suite 3625 • San Francisco, California 94134-3309

[www.rooferslocal40.org](http://www.rooferslocal40.org)

Phone (415) 508-0261

Fax (415) 508-0321

Zehbeck Printing Co.

March 16, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

**RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT**

Dear Senator Weiner,

On behalf of *Roofers and Waterproofer's Local #40*, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

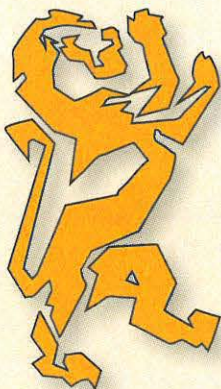
Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a firm a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, *Roofers and Waterproofer's Local #40* is pleased to support SB 273 and respectfully requests your support.





**Carpet, Linoleum & Soft Tile Workers**  
**Local Union 12**  
**District Council 16**

INTERNATIONAL UNION OF PAINTERS AND ALLIED TRADES

1939 Market Street, Suite B, San Francisco, CA 94103  
Phone: (415) 625-0225 • Fax: (415) 553-5955



**High Performance**  
**High Value**

Auto, Marine &  
Specialty Painters

Carpet, Linoleum,  
Resilient Floor  
Covering &  
Soft Tile Layers

Drywall Finishers

Glaziers,  
Architectural Metal  
& Glass Workers

Painters

Paint, Varnish &  
Lacquer Makers

Sign, Pictorial &  
Display Painters

March 16, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 –  
SUPPORT

Dear Senator Weiner,

On behalf of **The Carpet, Linoleum, and Soft Tile Workers Local Union 12**, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, **The Carpet, Linoleum, and Soft Tile Workers Local Union 12** is pleased to support SB 273 and respectfully requests your support.

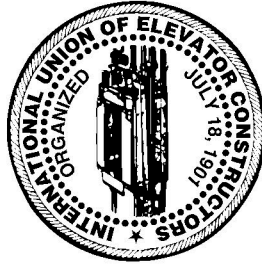
Sincerely,

Anthony Nuanes  
Business Representative  
DC16/Local 12



# International Union of Elevator Constructors

AFFILIATED WITH THE  
AFL-CIO  
PHONE (415) 285-2900  
FAX (415) 285-2020



LOCAL UNION NO.8  
690 POTRERO AVENUE  
SAN FRANCISCO, CA 94110-2117

March 23, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of the International Union of Elevator Constructors Local 8, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, IUEC Local 8 is pleased to support SB 273 and respectfully requests your support.

Sincerely,

Greg Hardeman  
Business Representative  
IUEC Local 8



CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee

---

## *San Francisco Building and*

825 VAN NESS AVENUE • SUITE 301  
SAN FRANCISCO, CA 94109  
EMAIL: [rudy@sfbuildingtradescouncil.org](mailto:rudy@sfbuildingtradescouncil.org)



*A Century of Excellence  
in Craftsmanship*

## *Construction Trades Council*

TEL. (415) 345-9333

[www.sfbuildingtradescouncil.org](http://www.sfbuildingtradescouncil.org)

---

LARRY MAZZOLA, JR.  
President

RUDY GONZALEZ  
Secretary - Treasurer

JOHN DOHERTY  
RAMON HERNANDEZ  
Vice Presidents

March 22, 2023

The Honorable Scott Wiener  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of San Francisco Building and Construction Trades Council, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, San Francisco Building and Construction Trades Council is pleased to support SB 273 and respectfully requests your support.

Sincerely,

A handwritten signature in black ink, appearing to be 'Rudy Gonzalez', written in a cursive style.

Rudy Gonzalez  
Secretary-Treasurer

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee



**Vince Sugrue**  
STATE LEGISLATIVE REPRESENTATIVE

March 22, 2023

The Honorable Scott Wiener  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 –  
SUPPORT

Dear Senator Wiener,

On behalf of Sheet Metal Workers' Local Union No. 104, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. This will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

INTERNATIONAL ASSOCIATION  
OF SHEET METAL,  
AIR, RAIL AND  
TRANSPORTATION  
WORKERS



**SHEET METAL WORKERS'  
LOCAL UNION No. 104**

3232 CONSTITUTION DRIVE  
LIVERMORE, CA 94551  
TEL: (925) 487-1194

**Vince Sugrue**  
STATE LEGISLATIVE REPRESENTATIVE

For these reasons, Sheet Metal Workers' Local Union No. 104 is pleased to support SB 273 and respectfully requests your support.

Sincerely,

*Vince Sugrue*

Vince Sugrue  
State Legislative Representative  
Sheet Metal Workers' Local Union No. 104

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee



JOHN BOUCHARD  
Secretary-Treasurer

# SANITARY TRUCK DRIVERS AND HELPERS

## Local NO. 350

— AFFILIATED WITH THE —  
INTERNATIONAL BROTHERHOOD OF TEAMSTERS



Office: CEDAR HILL OFFICE BUILDING  
295 89th STREET, SUITE 304  
DALY CITY, CALIFORNIA 94015  
Telephone: (650) 757-7290  
FAX: (650) 757-7294

AFFILIATED WITH  
Joint Council of Teamsters No. 7

March 22, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of **Teamsters Local 350**, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, **Teamsters Local 350** is pleased to support SB 273 and respectfully requests your support.



Sincerely,

A handwritten signature in black ink, appearing to read 'John Bouchard', is written over a horizontal line that spans the width of the page.

John Bouchard  
Secretary-Treasurer

CC:

The Honorable Members of the Senate Governmental Organization Committee

The Honorable Members of the Natural Resources and Water Committee

# INTERNATIONAL LONGSHORE & WAREHOUSE UNION



1188 FRANKLIN STREET  
SAN FRANCISCO  
CALIFORNIA 94109  
(415) 775-0533  
(415) 775-1302 FAX  
[www.ILWU.org](http://www.ILWU.org)

April 11, 2023

The Honorable Scott Weiner  
1021 O Street, Suite 8620  
Sacramento, CA 95814

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of the International Longshore and Warehouse Union (ILWU) I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

Pier 30-32 is a critical asset supporting core maritime and emergency response functions in the City and County of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and active the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, and furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment.

For these reasons, ILWU is pleased to support SB 273 and respectfully requests your support.

In Solidarity,

William E. Adams  
International President

dlk/WEA  
opeiu-29-afl-cio

cc: The Honorable Members of the Senate Governance and Finance Committee  
The Honorable Members of the Natural Resources and Water Committee



LOCAL UNION 6

## *International Brotherhood of Electrical Workers*

55 FILLMORE STREET • SAN FRANCISCO, CA. 94117 • (415) 861-5752 • FAX (415) 861-0734

March 21, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of IBEW Local Union 6, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, IBEW Local Union 6 is pleased to support SB 273 and respectfully requests your support.

Sincerely,

John J. Doherty  
Business Manager – Financial Secretary

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee

March 27, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

**RE: SB 273 (Wiener) Tidelands and Submerged Lands: City and County of San Francisco: Piers 30-32 – SUPPORT**

Dear Senator Weiner,

On behalf of the Northern California District Council of Laborers, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, the Northern California District Council of Laborers is pleased to support SB 273 and respectfully requests your support.

Sincerely,



Oscar De La Torre  
Business Manager  
Northern California District Council of Laborers

ODLT:asa  
Liuna67

cc: The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee

Affiliated with Laborers' International Union of North America  
serving the 46 Northern California Counties





April 4, 2023

The Honorable Scott Weiner  
1021 O Street, Suite 8620  
Sacramento, CA 95814

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of Metro Cruise Services, LLC, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

Pier 30-32 is a critical asset supporting core maritime and emergency response functions in the City and County of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Piers and active the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment.

For these reasons, Metro Cruise Services is pleased to support SB 273 and respectfully requests your support.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Newman', is written over a horizontal line.

Anthony Newman  
President  
Metro Cruise Services, LLC

CC: The Honorable Members of the Senate Governance and Finance Committee  
The Honorable Members of the Natural Resources and Water Committee

---

Phone: (310) 816.6500 Fax: (310) 816.6519

3806 Worsham Avenue Long Beach, CA 90808  
metrocruiservices.com

# State Building and Construction Trades Council of California

ANDREW MEREDITH  
PRESIDENT

*Established 1901*  
*Chartered By*  
BUILDING AND CONSTRUCTION TRADES  
DEPARTMENT  
AFL - CIO

J. TOM BACA  
SECRETARY-TREASURER

March 28, 2023

The Honorable Dave Min  
Chair, Senate Natural Resources and Water Committee  
1021 O Street, Room 3220  
Sacramento, CA 95814

**RE: SB 273 (Wiener) – SUPPORT**

Dear Chair Min and Members of the Committee:

On behalf of the State Building and Construction Trades Council of California, AFL-CIO, representing nearly 500,000 working men and women in the construction industry, including roughly 70,000 enrolled in our state-of-the-art apprenticeship programs around the state, I write in support of SB 273 (Wiener), which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are “red tagged” and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation; the project would make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago, the Port of San Francisco issued a Request for Proposals to form a public-private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, and furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project while allowing for general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

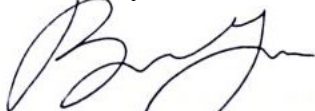
RE: AB 273 (Wiener) – Support

March 28, 2023

Page 2

For these reasons, the State Building Trades is pleased to support SB 273 and respectfully asks for your AYE vote when it comes before you in the Senate Natural Resources and Water Committee. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Beverly Yu', written over a light gray rectangular background.

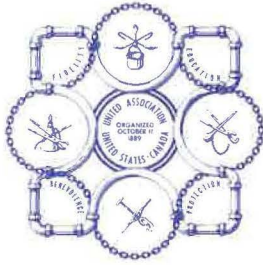
BEVERLY YU

Deputy Legislative Director

BY:bp

opeiu#29/afl-cio

cc: The Honorable Scott Wiener, California State Senate



**UNITED ASSOCIATION OF JOURNEYMEN AND APPRENTICES  
OF THE PLUMBING AND PIPE FITTING INDUSTRY**

**LOCAL UNION NO. 38**

**1621 MARKET STREET • SAN FRANCISCO, CA 94103**

March 21, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Piers 30-32 -- SUPPORT

Dear Senator Weiner,

On behalf of Plumbers and Pipefitters Local Union 38, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Piers 30-32 in the City and County of San Francisco.

Piers 30-32 is a critical asset supporting core maritime and emergency response functions in the City of San Francisco. Unfortunately, the Pier is in a deteriorated condition and is projected to become unusable in 10 to 15 years. Already, large portions of the pier are "red tagged" and fenced off from use. The project would remove the existing pier and replace it with a new, much smaller pier, thereby creating significant resilience and Bay quality benefits. With rising sea levels, the existing Pier and adjacent Embarcadero roadway are greatly at risk of inundation and the project would also make critical seismic upgrades and raise the elevation of both the Embarcadero and the Pier to above year 2100 projected Sea Level Rise (SLR) levels.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Piers and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.2 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, Plumbers and Pipefitters Local Union 38 is pleased to support SB 273 and respectfully requests your support.

Sincerely,



LARRY MAZZOLA JR  
Bus.Mgr. & Fin.Secty-Treas.

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee





Pier 30 | San Francisco | CA | 94105  
P: 415.777.5626

March 22, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

As the Owner of Red's Java House, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32, which includes preserving Red's for years to come.

Pier 30-32 presents a phenomenal opportunity to dramatically enhance a section of the San Francisco waterfront and create an exciting new landmark which would become a major destination for tourists and locals alike. The pier is currently in a deteriorated condition and is projected to become unusable in 10 to 15 years. The project would remove the existing pier and replace it with a new, smaller pier with a multi-use program, drawing not only workers in the office buildings and residents in the adjacent apartments, but also visitors from around the region to the Aquatics Complex and other amenities around the site. Additionally, visiting ships docking at the east berth plus the various opportunities for exploring the Bay from the kayak launch and the pool areas will make this site a welcome destination along the path between the Ferry Building and the ballpark. This activity will be great not only for the Port and the San Francisco waterfront, but also for my business at Red's as they are committed to keeping Reds! The project's extensive suite of public amenities will be a fantastic extension of those currently offered in the neighborhood.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to a form a public private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.3 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, Red's Java House is pleased to support SB 273 and respectfully requests your support.

Sincerely,

A handwritten signature in black ink, appearing to read "Tiffany Pisoni", written over a white background.

Tiffany Pisoni  
CEO  
Red's Java House, Inc.

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee



March 31, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

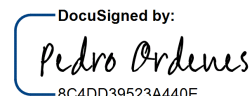
On behalf of Water World Swim, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.

Pier 30-32 presents a phenomenal opportunity to dramatically enhance the San Francisco waterfront and create an exciting new landmark which would become a major destination for tourists and locals alike. The pier is currently in a deteriorated condition and is projected to become unusable in 10 to 15 years. The project would remove the existing pier and replace it with a new, smaller pier, and build a floating pool complex with a swim program designed to attract locals and tourists alike, making the project a must-see waterfront destination. The Aquatics complex would provide much-needed public access to swim facilities in a part of the Bay Area which is notoriously under-resourced when it comes to swimming. The project would provide a public launch for open water Bay swimming (complete with buoy markers in the Bay) which would provide an opportunity for open water swimming convenient to downtown and a great compliment to Aquatic Park on the northern waterfront. The mission of the Sponsor's non-profit operator of the Aquatics complex is to introduce swimming to underrepresented populations of the Bay Area, and their proposed program provides a unique opportunity to draw in an entirely new demographic to open water swimming which we wholeheartedly support. Additionally, the Aquatics complex includes an Olympic-size pool (which would be one of only two in all of San Francisco), a purpose-built Learn to Swim pool, and a hot tub soaking pool. Importantly, the swim facility would also provide support facilities such as changing rooms, lockers, showers, saunas, and a hot tub to cater to swimmers of all levels and ambitions, including open water swimming which will also be offered at the site.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, Water World Swim is pleased to support SB 273 and respectfully requests your support.

Sincerely,

DocuSigned by:  
  
8C4DD39523A440E...  
Pedro H. Ordenes, ASCA  
CEO /Founder  
Water World Swim, LLC



CC:

The Honorable Members of the Senate Governmental Organization Committee

The Honorable Members of the Natural Resources and Water Committee

March 24, 2023

The Honorable Scott Weiner  
1021 O Street,  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

I am Penny Wells, a founding member of Bay Area Sea Kayakers (now 700 strong) and also the San Francisco Bay Area Water Trail. I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco.


Pier 30-32 presents a phenomenal opportunity to dramatically enhance the San Francisco waterfront and create an exciting new landmark which would become a major destination for tourists and locals alike. The pier is currently in a deteriorated condition and is projected to become unusable in 10 to 15 years. The project would remove the existing pier and replace it with a new, smaller pier, and build an Aquatics facility with a floating pool complex as well as a public launch designed for kayaking and swimming in the Bay. The prominent and convenient location of this kayak launch would make it a fantastic addition to the San Francisco Bay Water Trail. Furthermore, the inclusion of over 50,000 square feet of predominantly food and beverage-focused Retail in a Market Hall setting would be a welcome destination or resting spot for kayakers as they journey along the waterfront. Lastly, and importantly, the Aquatics complex would also provide support facilities such as an on-site kayak outfitter, kayak storage, changing rooms, lockers, showers, and saunas which will make this an instant attraction for kayakers, swimmers, and other enthusiasts of our beautiful Bay, drawing visitors to the dramatic views of the Bay and the Bay Bridge.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.3 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, I am pleased to support SB 273 and respectfully request your support.

Sincerely,

  
Penny Wells

CC:

The Honorable Members of the Senate Governmental Organization Committee  
The Honorable Members of the Natural Resources and Water Committee





March 30, 2023

The Honorable Scott Weiner  
1021 O Street, Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 Support

Dear Senator Weiner,

On behalf of SF Travel, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco. Pier 30-32 is one of only two piers north of Islais Creek able to accommodate deep draft vessels (the other being Pier 27, San Francisco's existing Cruise Terminal). The proposed project at Pier 30-32 would rebuild its east berth to provide an important additional berth to meet the increased demand for the cruise ship industry, a critical engine of San Francisco's tourism economy. Cruise ship visits in San Francisco have catapulted past pre-COVID levels, and Pier 30-32 is able to help meet that demand by offering day berthing to enable upland excursions for passengers. Additionally, Pier 30-32 presents a phenomenal opportunity to dramatically enhance a section of the San Francisco waterfront and create an exciting new landmark which would become a major destination for visitors and locals alike.

The pier is currently in a deteriorated condition and is projected to become unusable in 10 to 15 years. The project would remove the existing pier and replace it with a new, smaller pier, and create a floating pool complex which would become an instant attraction for swimmers and sightseers alike, drawing visitors to the dramatic views of the Bay and the Bay Bridge. Furthermore, the project would bring over 50,000 square feet of predominantly food and beverage-focused Retail in a Market Hall setting to a part of The Embarcadero which is dramatically underserved. Lastly, the site proposes continuous public access around its perimeter, creating unique opportunities to experience numerous views of the Bay and beyond.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.3 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have.

SB 273 paves the way for this exciting project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs. Additionally, turning Pier 30-32 into usable and beautiful open space for visitors and residents will be incredibly beneficial for the city and our future. For these reasons, SF Travel is pleased to support SB 273 and respectfully requests your support.

Sincerely,

Joe D'Alessandro  
President and CEO



April 10th, 2023

The Honorable Scott Weiner  
1021 O Street  
Suite 8620  
Sacramento, CA 95814-4900

RE: SB 273 (Wiener) Tidelands & submerged lands: City & County of San Francisco: Pier 30-32 – SUPPORT

Dear Senator Weiner,

On behalf of San Francisco Tsunami Water Polo, I would like to express my strong support for SB 273, which would authorize a mixed-use project located on Pier 30-32 in the City and County of San Francisco. San Francisco Tsunami Water Polo is the only LGBT+ water polo team in the Bay Area.

Pier 30-32 presents a phenomenal opportunity to dramatically enhance the San Francisco waterfront and create an exciting new landmark which would become a major destination for tourists and locals alike. The warm-water pool complex would provide much-needed public access to swim facilities in a part of the Bay Area which is notoriously under-resourced when it comes to swimming and water polo.

Our team is an active member of *International Gay and Lesbian Aquatics* (IGLA) that hosts an international tournament of LGBT+ teams from around the world. We would love to host such an event, attracting hundreds of athletes to San Francisco, but have been unable to without an adequate facility. The proposed pool complex at Pier 30-32 would be perfect for hosting such an event that also includes a swim meet and artistic swimming competitions. In addition to using the new complex regularly for hosting tournaments we are in need of additional facilities to practice. Currently our team practices at Martin Luther King Jr. pool in the Bayview, which is the only San Francisco Public pool that can be used for water polo. Our members would love to have a practice location that is more accessible to the entire Bay Area.

The pool complex includes an Olympic-size pool (which would be one of only two in all of San Francisco), which would host water polo matches, swim dance contests, lifeguard training, and recreational and competitive swim events. Additionally, a purpose-built Learn to Swim pool is included to help address the shortage of swim safety programs in the Bay Area. Unbeknownst to many, drowning is the leading cause of accidental death for children ages 4 and under, and the second highest cause of accidental death for children ages 14 and under. Importantly, the swim facility would also provide support facilities

such as changing rooms, lockers, showers, saunas, and a hot tub to cater to swimmers of all levels and ambitions, including open water swimming which will also be offered at the site.

Given limited revenues, three years ago the Port of San Francisco issued a Request for Proposals to form a public private partnership to invest in the rehabilitation of the Pier and activate the waterfront at this location. The selected development proposal successfully balances the objectives of the Public Trust (supporting maritime commerce, increasing public access, furthering environmental sustainability) with the need to spur private investment into the Pier. In fact, as part of the overall \$1.3 billion project, the development will make a \$400 million infrastructure investment in resiliency, pier and seawall upgrades, and public access, which is funding the Port does not currently have. And this will all be accomplished using full union labor.

SB 273 paves the way for this project by making important findings as to the overall Public Trust benefits of the project, while allowing for a general office use on a limited basis – the latter of which is necessary to help pay for the \$400 million in infrastructure investment and providing over 1,250 union construction jobs.

For these reasons, San Francisco Tsunami Water Polo is pleased to support SB 273 and respectfully requests your support.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Meiners', with a stylized flourish at the end.

James Meiners

President

On behalf of San Francisco Tsunami Water Polo

CC:

The Honorable Members of the Senate Governmental Organization Committee

The Honorable Members of the Natural Resources and Water Committee



CAPITOL OFFICE  
1021 O STREET, SUITE 8620  
SACRAMENTO, CA 95814  
TEL (916) 651-4011  
FAX (916) 651-4911

DISTRICT OFFICE  
455 GOLDEN GATE AVENUE  
SUITE 14800  
SAN FRANCISCO, CA 94102  
TEL (415) 557-1300  
FAX (415) 557-1252

SENATOR.WIENER@SENATE.CA.GOV

# California State Senate

SENATOR  
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT



MENTAL HEALTH CAUCUS  
CHAIR  
LEGISLATIVE JEWISH CAUCUS  
CO-CHAIR  
COMMITTEES:  
HOUSING  
CHAIR  
APPROPRIATIONS  
GOVERNANCE & FINANCE  
HEALTH  
JOINT RULES  
JUDICIARY  
LEGISLATIVE ETHICS  
PUBLIC SAFETY  
SELECT COMMITTEE ON  
BAY AREA PUBLIC TRANSIT  
CHAIR  
SELECT COMMITTEE ON  
MENTAL HEALTH & ADDICTION  
CHAIR

April 14, 2023

The Honorable R. Zachary Wasserman  
Chair, San Francisco Bay Conservation and Development Commission  
375 Beale Street  
San Francisco, CA 94105

Dear Chair Wasserman,

Thank you for your interest in engaging with our office on SB 273 (related to Piers 30-32). I know I speak for the sponsors of SB 273 when I say they have appreciated the opportunity to work with the Commission over the past 18 months. The Port of San Francisco provided bill language to the Commission prior to introduction and repeatedly followed up with the Commission to request feedback on the legislation.

After 18 months of engagement with the sponsors and follow-up with the Commission by my office, I was dismayed to receive no written feedback from the Commission until today – the day of the deadline for author's amendments ahead of the bill's planned hearing in the Senate Natural Resources Committee. The feedback I did receive was an informal list of concerns with no specific amendments attached.

While I am in conceptual support of addressing the listed concerns, the Commission's approach — essentially blowing off the Port, declining to participate in the legislative process, and then providing last-minute informal amendment requests — makes this process much harder than it needs to be and creates significant timing challenges.

If you would please provide these recommendations in amendment form as quickly as possible, given today's author amendment deadline, we would be happy to give them our immediate attention and work with the committee to facilitate resolution.

Chair Wasserman

April 14, 2023

Page 2

Thank you for your prompt attention to our legislative deadlines and for all of your recent efforts to develop ideas to perfect the policy contained in SB 273. I look forward to discussing the noted matters.

If you have any questions, please do not hesitate to contact Raayan Mohtashemi on my staff at (916) 651-4011 or [Raayan.Mohtashemi@sen.ca.gov](mailto:Raayan.Mohtashemi@sen.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Scott Wiener". The signature is written in a cursive, flowing style.

**Scott Wiener**

Senator, 11<sup>th</sup> District

Cc:

Senator Dave Min, Chair, Senate Natural Resources and Water Committee

Senator Kelly Seyarto, Vice Chair, Senate Natural Resources and Water Committee

Members and Staff, Senate Natural Resources and Water Committee



April 13, 2023

The Honorable Dave Min, Chair  
Senate Natural Resources and Water Committee  
1021 O Street, Suite 3220  
Sacramento, CA 95814

**RE: SB 273 (Wiener) - Oppose**

Dear Mr. Chairman and Members of the Committee:

**On behalf of tens of thousands of members and supporters of Save The Bay, we respectfully oppose SB 273 as an inappropriate, unneeded and dangerous override of the state's coastal regulatory regime that has served the public interest extremely well for decades.** The legislature should not prematurely fast-track regulatory approval of private office buildings on new fill in San Francisco Bay before any public review of project consistency with public trust, McAteer-Petris Act and other state and local laws and land use requirements. Instead, the legislature should mandate a long-overdue study to determine what statutory changes coastal management agencies need to address sea-level rise adaptation and coastal resilience in ways that protect the public interest and resources of all of California's residents.

Save The Bay is the oldest and largest organization working to protect and restore San Francisco Bay for people and wildlife, since 1961. Save The Bay started the movement to prevent unchecked filling of San Francisco Bay, and sponsored the legislation that created the San Francisco Bay Conservation and Development Commission (BCDC), signed into law by Governor Ronald Reagan. BCDC's successful regulation of fill in the Bay and mandating of maximum feasible public access to the Bay shoreline has been an unquestioned success, spurring the creation of hundreds of miles of Bay Trail, public plazas and shoreline parks; permitting the Bay to be enlarged through large-scale habitat restoration; and retaining the Bay as natural treasure and a crucial contributor to the region's dynamic economy. As the first coastal zone management agency in the world, BCDC has become a global model, replicated in California's Coastal Commission and around the globe.

SB 273 would make legislative findings and statutory changes to advance a speculative project that has received little public scrutiny and no formal public review, significantly injuring the authority of BCDC and other regulatory agencies whose oversight over many decades has protected the public's interest. To expedite approval of the Port of San Francisco's notion to demolish Pier 30-32 and rebuild the structure anew to host hundreds of thousands of square feet of office space, SB 273 would pre-emptively declare such a project to be in the public interest and would override BCDC's authority to determine whether the project is consistent with the McAteer-Petris Act (Section 66605 of Government Code). BCDC would not be able to assess whether an alternative upland location is feasible for the construction of new office buildings, nor whether the projects other components qualify it as meeting statutory requirements for water-oriented use justifying the creation of new fill in the Bay from wholly reconstructed or wholly replaced pier elements.

In this time of accelerating climate change whose impacts are already being felt, the legislature should be strengthening BCDC's authority, not weakening it, especially because a significant portion of the state's property at risk from rising tides is within the nine Bay Area counties where

BCDC's jurisdiction lies. SB 273 would undermine BCDC's authority to do its job, and invite other jurisdictions and developers to enlist the legislature in end runs around the agency, diminishing its ability to protect the public interest.

### **Strengthen Coastal Regulatory Agencies; Don't Weaken Them**

Per state law and San Francisco city policies, office buildings are generally not considered an appropriate use for piers that are reserved for primarily maritime and other uses that serve the public trust. Private facilities that could be located at an alternative upland location are generally prohibited from shoreline properties reserved in the public trust, so that the general public can enjoy maximum feasible access to the Bay and shoreline. The San Francisco Waterfront Special Area Plan also guides agencies' consideration of appropriate uses. As BCDC wrote to the Port three years ago about the potential Pier 30-32 project:

**“Demolishing the pier to build new piers in the Bay on which new general office buildings would be located, instead of using an alternative upland location, raises substantial issues regarding consistency with many of BCDC's laws and policies, and certainly with the public trust.”**

[Letter from BCDC to Port of San Francisco, 9/23/20]

Rather than allowing BCDC to consider a project proposal at Pier 30-32 through the normal process, with full public evaluation and input that could produce a permissible project, SB 273 declares that BCDC's core statutory authority to evaluate project consistency with its water-oriented use criterion and no alternative upland location criterion “shall not apply.” This is not only poor public policy, but also weakens the authority of BCDC to do its job and invites other legislative end-runs around the McAteer-Petris Act that has served the Bay Area and the people of California very well for over a half-century.

Proposals for reuse or reconstruction of Pier 30-32, and for new maritime or non-maritime uses of that pier, should be evaluated through the normal public processes, statutes and regulations of BCDC, the State Lands Commission, and other agencies with jurisdiction. The legislature should not dictate new uses at the behest of a private developer or at the request of a city agency acting contrary to adopted local land use plans, without public input or review. A special statute enabling shoreline development that is inconsistent with the public trust and agency statutes is not in the public interest and does damage to the authority and standing of those agencies the legislature should instead be working to strengthen.

### **Mandating Inappropriate Projects on Pier 30-32 Has Repeatedly Failed**

Two previous actions by the legislature to mandate inappropriate projects on the aging Pier 30-32 site have failed. Over 20 years ago the legislature specified that a cruise ship terminal and hundreds of thousands of square feet of office space was necessary and required special statutory authorization. The project developer subsequently abandoned that project after determining that the financial investment required to improve the substructure of Pier 30-32 was cost prohibitive, and San Francisco built a new cruise ship terminal at Pier 27.

The legislature modified that statute to mandate approval of an arena for the Golden State Warriors in 2013 (AB 1273-2013). Again, the developer concluded the project was economically and structurally infeasible and instead built the project in an alternative upland location, where it now operates as a successful sports and entertainment venue and economic driver for the city without negative impacts to San Francisco Bay or beneficial uses of the shoreline.



## **San Francisco Does Not Need More Private Office Buildings**

The Port of San Francisco's and SB 273's encouragement of a project to create new private office buildings on a wholly reconstructed pier is particularly inappropriate given current economic realities. San Francisco's office vacancy rate in the first quarter of 2023, according to CBRE, increased to 29.4%, far surpassing the previous pre-pandemic high of 19.1% during the dot-com bust in 2003. The availability rate, which includes both vacant space and leases ending soon, has already hit 34.6%, indicating that San Francisco's overall office vacancy rate is poised to rise even higher.

## **San Francisco is Investing in Shoreline Resilience and Port Adaptation to Sea Level Rise**

The Port of San Francisco has developed a substantial Waterfront Resilience Program. San Francisco voters overwhelmingly adopted Proposition A to authorize the city to issue \$425 million in general obligation bonds to advance reinforcement and reconstruction of the Embarcadero Seawall, bulkhead buildings, wharves, piers and other critical facilities for increased resilience to seismic events and to address sea-level rise and flood protection. Save The Bay and a broad range of interests endorsed that measure and worked for its successful passage. Additional resources will be required to fully implement these plans, including federal, state and local funding, and potential public-private partnerships. But neither the San Francisco Board of Supervisors nor the city's voters have adopted policies, ordinances or charter changes to fund shoreline resilience by promoting construction of new piers in San Francisco Bay or construction of private office buildings on those piers.

## **Recommended Alternative Approach:**

Instead of prematurely fast-tracking an inappropriate and unwise project and weakening the regulatory agencies whose authority to protect the public interest needs to be strengthened, the legislature should take two actions in addition to rejecting SB 273:

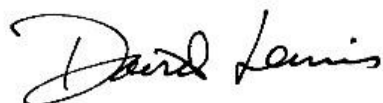
1. Seize this opportunity to repeal obsolete provisions of Chapter 489 of the Statutes of 2001 relating to Pier 30-32 that remain even though the inappropriate development projects they were drafted to facilitate have long since disappeared. The Port of San Francisco constructed a new cruise ship terminal in another location, without massive private office buildings. The Golden State Warriors constructed a private, indoor arena at an alternative upland location, as required by the McAteer-Petris Act. San Francisco's historically high – and growing – office vacancy rate and accelerating projections of sea-level rise underscore that statutory language encouraging new general office construction on Pier 30-32 is outdated and inappropriate. The existing pier's deterioration has been established as too expensive to repair to support heavier loads than its current uses, exposing it as a liability that should be removed unless it can be replaced for primarily maritime and other trust-consistent uses that justify the cost and impacts of constructing new fill in the Bay. Provisions to facilitate development of needed housing on Seawall Lot 330 may be retained.
2. Require state coastal agencies to study and report back to the legislature with recommendations on statutory changes or regulatory clarifications needed for them to find sea-level rise adaptation and climate resilience projects to be consistent with public trust requirements. The legislature should direct BCDC, the State Lands Commission and the California Coastal Commission to study how to best incorporate resiliency to sea

level rise and other climate impacts into their agency guidelines for determining allowable uses of properties under their jurisdiction, including those properties that are subject to public trust restrictions. The legislature should direct the agencies to promptly report back to the legislature on the study's findings and recommendations for statutory changes or regulatory clarifications needed to guide their agencies' future actions and facilitate adaptation to climate change and its impacts that are already being felt.

In fact, California's first Climate Adaptation Strategy in 2009, called upon the state's coastal and ocean agencies to "Identify areas where their jurisdiction and authority should be clarified or extended to ensure effective management and regulation of resources and infrastructure subject to potential sea level rise." Neither the legislature nor Governors Brown and Newsom ever acted upon that recommendation – the consideration and rejection of SB 273 should be an impetus to do so.

Thank you very much for your consideration of these views.

Sincerely,

A handwritten signature in black ink that reads "David Lewis". The signature is written in a cursive, flowing style with a large initial "D" and a long, sweeping underline.

David Lewis  
Executive Director