

July 27, 2015

Via Email: [warriors@sfgov.org](mailto:warriors@sfgov.org)

Brett Bollinger

City of San Francisco

Re: Comments on Warriors Entertainment Center  
Draft Subsequent Environmental Impact Report

Dear Mr. Bollinger,

California Nurses Association has serious concerns regarding the environmental impacts on patient access, safety and health of the proposed Warriors Arena, which are not fully disclosed or fully analyzed in the Draft EIR, and show a fundamental incompatibility between the project and Benioff Women and Children's Medical Center located across the street.

#### Unmanageable Traffic and Incompatible Land Uses

The Draft EIR shows that the project would cause severe traffic gridlock, noise and air pollution in Mission Bay, right next to UCSF and other medical facilities. A new massive entertainment center is inconsistent with these current and previously planned future uses, previously proposed under the carefully developed Mission Bay Plan. Yet, the Draft EIR does not even discuss the land use impacts of the project, which were not analyzed in the Mission Bay Plan EIR.

Parking will also be a nightmare, with less than 200 dedicated parking spaces for the 18,500-seat entertainment center. While restricting the number of parking spaces may be considered a means of traffic management under the City's regulations, the practical effect will be yet more gridlock and unhealthy air emissions. For the nurses who work at the Medical Center, parking access looms as a major concern, unsatisfied by the parking provisions of the project and the implementation of the Muni transit plan or the timing of the event start times.

The traffic and parking impacts will reduce access for emergency and urgent care for patients seeking health care services and add to the existing commute challenges for the nurses, doctors and medical staff who work at the Mission Bay medical campus. The Draft EIR also ignores the health and safety impacts of interfering with access to essential medical facilities.

#### Health Concerns

The project's traffic new massive gridlock and parking problems will also cause significant and unavoidable impacts on air quality. Increased car and truck emissions in the area will be unhealthy for residents, workers and hospital patients. This will have a severe impact on the health and welfare of Mission Bay residents and patients and families who rely on UCSF and other lifesaving services in Mission Bay. The Draft EIR fails to address and mitigate these health impacts, relying on vague plans and purchases of emissions offsets rather than effective mitigation measures as required by CEQA. This concern includes the construction phase, which though temporary, occurs next to a health care facility that has large numbers of sensitive receptors.

Overall, we are disappointed in the City's approach to environmental review of this project, which fails to fully assess the impacts of the project and fails to provide adequate mitigation for the impacts that are identified in the Draft EIR.

For example, the assertion that there will be no significant impact on access to Emergency Services during events at the project lacks plausibility given the traffic volume and restricted road network. Traffic patrol officers will not be sufficient to identify non-ambulance patients coming to the Medical Center with an emergency, including women in labor. The ambulances themselves may be delayed, which is of course a matter of life and death.

Given these impacts, which the SEIR fails to identify and/or mitigate, and which may not be possible to mitigate, point to the incompatibility of locating the project across the street from a hospital serving some of the most sensitive patients in the region.

Sincerely,  
Michael Lighty  
Director of Public Policy  
California Nurses Association