

The Trust for Public Land

Meeting Summary

India Basin Waterfront Parks - Brownfields Grant Proposal

Meeting: December 3rd, 2015, 5:30 – 6:30 pm
Location: Our Lady of Lourdes, San Francisco at the corner of Hawes Street and Innes Avenue
Attendance: Sign-ins: 32

Re: **Task Force Meeting 5**

Notice:

We were heartbroken to learn of the violent tragedy that occurred on December 2nd in the Bayview. Our thoughts and prayers are with all affected by this incident.

The vigil took place at the same time as this India Basin Waterfront Task Force meeting. In light of this unforeseen circumstance we limited the agenda to only an informational update on the brownfields grant for 900 Innes.

The other topics will be covered at the next meeting, in February.

Agenda:

1. Welcome and Introductions
2. Brownfields Grant Update
(with questions and comments throughout)

*See presentation slides after this summary

Notes from Questions and Comments

Key:

F) = comment from facilitator

P) = question/comment from member of the public

- **P)** Please be mindful of not using too many acronyms since people are not familiar with them .
- **P)** Make sure historical facts are included in the grant. A thorough history has been written about the site, which is a historical landmark.

- **F)** This presentation is specifically about the environmental clean-up of the site, it is a presentation of the grant proposal for the EPA, and it has a very brief historical background.
- **P)** Is there a public comment period during the generation of clean-up alternatives?
 - **F)** That process is not public. Now that the assessment is published it is available for public comment. It is on the SF Rec Park website and available at the Public Library.
- **P)** When assessing the site do you look at pathogens/viruses from animals?
 - **F)** Mostly at toxic molds. Though there was a heat flea treatment done earlier this year.
- **P)** What is the estimated cost of remediation?
 - **F)** 1.4 million
- **F)** This information is not meant to be alarmist- this kind of contamination is normal for historical sites in this area, and there are professionals who know how to clean it up.
- **F)** It is required that this grant proposal information be shared with the public.
- **P)** This shoreline is one of the last remaining natural shorelines in the SF Bay, it's important that it is not turned into a hardscape (rip rap or sea wall). When can we talk about the importance of keeping soft edges? And habitat protection?
 - **F)** This info / opinion will shape the concept design, which will be done through a participatory process beginning in February. The design will inform the clean-up process and sea level rise mitigation strategy, not the other way around.
- **P)** How do earthquakes affect hard capped toxic sites?
 - **F)** There are protocols for maintaining hard caps, for example they are regularly assessed to ensure they are containing the intended substances, and are always assessed after a natural disaster.
- **F)** The Department of Health referred to in the grant application is the city's, not national
- **P)** Have you considered beneficial re-use for fill? (BCDC recommends clean fill from regional excavations)

- **F)** That is the intention when available. We work with the 'Dirt Market' to keep material out of the landfill. Serpentine soil is rare and difficult to replace.
- **P)** What is plan B for funding if the EPA does not award the grant?
 - **F)** The City of San Francisco will have to come up with a strategy to fund it.
- **P)** Should BCDC be added as a partner?
 - **F)** BCDC is involved as a regulatory agency.
- **P)** Should Build INC be added as a partner?
 - **F)** Build INC is a partner in the Waterfront Study, but is not directly involved with the clean up process for 900 Innes.



QUESTIONS + COMMENTS

- MIND THE ACRONYMS
 - EPA = ENVIRONMENTAL PROTECTION AGENCY
- A THOROUGH HISTORY HAS BEEN WRITTEN ABOUT THE SITE -- THE SITE IS A HISTORIC LANDMARK -- REPRESENTED IN GRANT
- THIS PRESENTATION IS SPECIFICALLY ABOUT THE ENVIRONMENTAL CLEAN-UP OF THE SITE (FOR THE EPA)
- IS THERE A PUBLIC COMMENT PERIOD DURING THE GENERATION OF CLEAN-UP ALTERNATIVES?
 - ↳ THIS PROCESS IS NOT PUBLIC, AFTER THE ASSESSMENT IS PUBLISHED IT WILL BE AVAILABLE FOR PUBLIC COMMENT (AVAILABLE ON THE SFREC PARK WEBSITE + AT THE PUBLIC LIBRARY)
- DO YOU LOOK AT PATHOGENS / VIRUSES FROM ANIMALS?
 - ↳ WE MOSTLY LOOK AT MRDS
 - * A HEAT FLEA TREATMENT WAS DONE EARLIER THIS YEAR
- HOW MUCH IS THE ESTIMATED COST OF REMEDIATION? 1.4 million
- THIS INFORMATION IS NOT MEANT TO BE ALARMIST, IT IS COMMON FOR HISTORIC SITES IN THIS AREA (AND THERE ARE PROFESSIONALS WHO KNOW HOW TO DEAL WITH IT) → WE ARE REQUIRED TO SHARE IT HOWEVER
- THIS SHORELINE IS ONE OF THE LAST REMAINING NATURAL SHORELINES IN THE SF BAY → ITS IMPORTANT THAT IT IS NOT TURNED INTO A HARDSCAPE (BUMP-SOUND)
 - ↳ THIS INFO/OPINION WILL SHAPE THE CONCEPT DESIGN
- * HABITAT PROTECTION TOO!!
- THE DESIGN INFORMS THE CLEAN-UP PROCESS AND SEA LEVEL RISE MITIGATION STRATEGY (NOT THE OTHER WAY AROUND)
- HOW DO EARTHQUAKES AFFECT HARD-CAPPED TOXIC SITES?
 - ↳ HARD CAPS ARE REGULARLY ASSESSED TO ENSURE THEY ARE CONTAINING THE INTENDED SUBSTANCES (DIP PUT NATURAL)
- SPECIFY THAT THE DPH REFERRED TO IS SF NOT STATE DISTRICT
- HAVE YOU CONSIDERED BENEFICIAL RE-USE FOR FILL? (BCDC RECOMMENDS CLEAN FILL FROM LOCAL REGIONAL EXCAVATION) → THATS THE INTENTION WHEN POSSIBLE, WE WORK WITH THE "DIRTY MARE" TO KEEP MATERIAL OUT OF THE LANDFILL (HARD SOIL IS SEPARATING, FINE, DRAINAGE TO PEPINAGE)
- WHATS PLAN IS IF WE DONT GET THE EPA GRANT?
 - ↳ THE CITY OF SAN FRANCISCO WILL PAY
- BCDC IS A REGULATORY AGENCY (NOT PARTNER)
- BUILD INC IS NOT DIRECTLY INVOLVED IN THE CLEAN UP

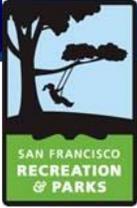




900 Innes Avenue Parcels 3A & 3B

EPA Brownfields Clean-up Grant Presentation

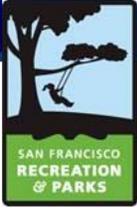
December 3, 2015



900 Innes History

- 900 Innes contains the Shipwright's Cottage (1875), the first dwelling erected by boatwrights in the neighborhood, initiating the development of the boat building community that crafted most of San Francisco's scow schooner fleet.
- 900 Innes Ave. housed shipwrights, ship carpenters, and their families for 45 years before it became part of Anderson's boatyard.
- Anderson leased the remaining boat repair yard to the Allemand Brothers, who operated there until the property was purchased by the CCSF in 2014.

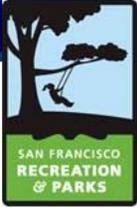




Grants Overview

- Applied for 3 EPA Brownfield grants in 2014 (Parcels 1, 2, and 3)
- Awarded funding for Parcels 1 and 2.
- \$400k total

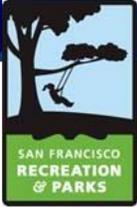




Grants Overview

- Now seeking grants for Parcel 3, which has subsequently been broken down into two sub-parcels (Parcel 3A, which includes the Shipwrights Cottage and Parcel 3B).
- \$400,000 total





Grants Overview

- Grant Application and Analysis of Brownfields Cleanup Alternatives available for viewing
 - online at sfrecpark.org/destination/india-basin-capital-improvements
 - In person at Bayview Library Reference Desk.
- Grant copies also available via email.
- Public comments accepted thru December 17th.
- Recipients will be notified in July, 2016.
- Grants will be awarded in October, 2016

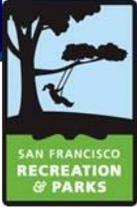




Site Conditions – Parcel 3B

- In 2013, Weston Solutions, Inc., working with The US EPA Region 9 and the US Army Corps of Engineers, conducted a Target Brownfields Assessment (TBA) to assess site conditions.
- The following contaminants were found at the site at levels above commonly accepted cleanup screening criteria:
 - Metals including Lead, Cobalt, Mercury, Arsenic, Chromium, Nickel
 - Polycyclic Aromatic Hydrocarbons (PAHs)
 - Petroleum Hydrocarbons (Diesel and Motor Oil)
 - Polychlorinated Biphenyls (PCBs)
- Based on this testing, Weston Solutions prepared an Analysis of Brownsfield Clean-up Alternatives (ABCA) Report.

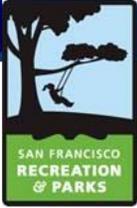




Site Conditions – Parcel 3A (Shipwrights Cottage)

- In 2015, URS Corporation (now AECOM) conducted additional sediment testing along the foreshore of 900 Innes as part of an EPA grant awarded to SF DoE to assess site conditions along the Blue Greenway.
- The following contaminants were found at concentrations above commonly accepted cleanup screening criteria:
 - Metals including Lead, Cobalt, Copper, Mercury, and Arsenic
 - Polycyclic Aromatic Hydrocarbons (PAHs)
 - Petroleum Hydrocarbons (Diesel and Motor Oil)
 - Polychlorinated Biphenyls (PCBs)
 - Organotins

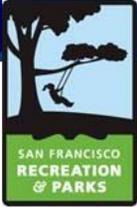




Site Contamination

- Metals including Lead, Cobalt, Mercury, Arsenic, Chromium, Copper, and Nickel – Main exposure pathway is ingestion and inhalation.
- Polycyclic Aromatic Hydrocarbons (PAHs) – Main exposure pathway is ingestion and inhalation. Some PAHs are carcinogenic.
- Petroleum Hydrocarbons (Diesel and Motor Oil) – Main exposure pathway is ingestion and inhalation.
- Polychlorinated Biphenyls (PCBs) – Main exposure pathway is ingestion and inhalation. PCBs are carcinogenic.
- Hazardous building materials - Asbestos containing material, lead-based paint, and Universal Wastes (Fluorescent light bulbs and ballasts, mercury containing switches, etc.)





Conceptual Clean-up Approach – PARCEL 3B

- Based on the ABCA Report, URS, with funding from SF Environment, has created a conceptual clean-up approach.
- Key provisions of this approach include:
 - Excavation of top 2-4 ft. of soil
 - Capping and management of soil under pavement in some areas of the site
 - Excavation and off site disposal of some soils
 - Import and placement of clean backfill soil





Conceptual Clean-up Approach – Parcel 3A Shipwrights Cottage

- Based on the ABCA prepared for the Shipwrights Cottage, URS, with funding from SF Environment, created a conceptual clean-up plan.
- Key provisions of this plan include:
 - Abatement and disposal of asbestos containing building materials (acoustical ceiling tiles, flooring, wall board, and mastics)
 - Abatement of lead-based paint
 - Abatement of mold
 - Excavation and disposal of lead contaminated soil from the drip line of the building

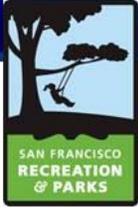




Toxic Material Management

- To mitigate exposure to toxic substances:
 - Disturbed soil will be excavated and managed using engineering controls such as dust suppression by wetting of soil and use of a soil binding agent
 - In areas of the site that are planned for redevelopment with a hardscape cover soils will be capped by concrete or asphalt or other hardscape type surface.
 - To mitigate migration of contaminated materials due to sea level rise, the Remedial Action Plan will include design elements that will mitigate erosion or transport of materials from the foreshore area of the site.
 - Appropriate engineering controls will be used during abatement of hazardous building materials.

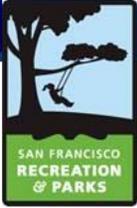




Agency Approval/Participation

- Clean-up approach is *conceptual*. A final feasibility study and remedial action plan will be created with funding from the grant, and site conceptual design input from the 900 Innes park planning process.
- Regulatory agency oversight will ensure that the Plan is protective of human health.
- BCDC will evaluate for shoreline and proximity engineering considerations
- DTSC will perform lead agency oversight role with input from DPH and RWQCB as needed.

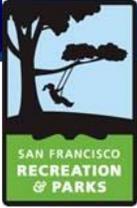




Green Remediation/ Sustainability Opportunities

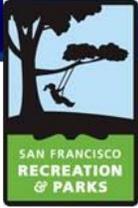
- Green remediation -
 - Management of contaminants onsite (capping and land use restrictions) to reduce green house gas emissions from heavy equipment use and trucking to a landfill.
 - Repurposing of Shipwrights Cottage to incorporate into site redevelopment
- Sustainability Practices -
 - Integration of storm water runoff and control through the use of vegetative swales and pervious concrete and hard covers in certain areas of site development.
 - Low impact development considerations





Economic Opportunities

- Workforce Development through Hunters Point Family will prepare community members for brownfields clean-up jobs.
- The Hunters Point Family has trained students and aims to place at graduates in environmental jobs.
- The training program includes 224 hours of combined classroom and hands-on instruction in 40-hour HAZWOPER, UST leak prevention, solid waste management and recycling, wastewater management, habitat restoration, construction health and safety, and asbestos and lead working.
- The Clean-up Grant will fund LBEs, and a preference given to local businesses in the local area code.



Tentative Schedule

Grant Due	December 18, 2015
Award Notification	July, 2016
Grant Funding	Sept, 2016
Concept Design Complete	Sept, 2016
Remedial Action Plan Creation	Oct/Nov, 2016
RAP Community Presentation	Dec, 2016
Clean-up begins	TBD
Clean-up Complete	TBD





Clean-up Team

- AECOM
- Department of Public Health
- Hunters Point Family
- Recreation and Parks Department
- San Francisco Port Authority
- San Francisco Parks Alliance
- SF Environment
- Trust for Public Land



SF Environment
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