

PIER 70 REDEVELOPMENT AREA

DRAFT RISK MANAGEMENT PLAN



Pier 70 Environmental Investigation, Remedial Action Plan & Risk Management Plan

PRESENTERS

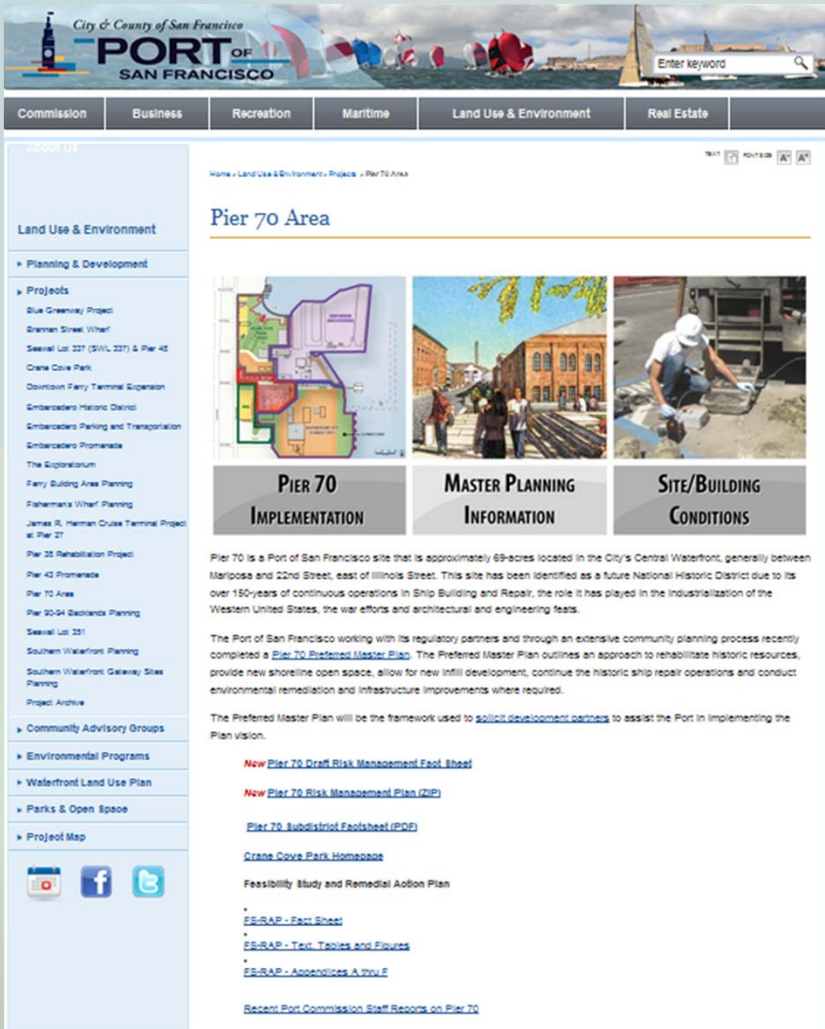
- **Mark Johnson** – Water Board
- **Carol Bach** – Port of San Francisco
- **Dorinda Shipman, PG, CHG** –
Treadwell & Rollo
- **Sigrida Reinis, PE, PhD** – Treadwell & Rollo

WATER BOARD COMMENT PERIOD

- Present proposed Pier 70 Risk Management Plan and discuss questions
- Public Review & Comment through March 2013

The Draft RMP is available on Geotracker:

<https://geotracker.waterboards.ca.gov> click on advanced search and enter Case ID number **38S0058** and at www.sfport.com/Pier70 and www.pier70sf.org

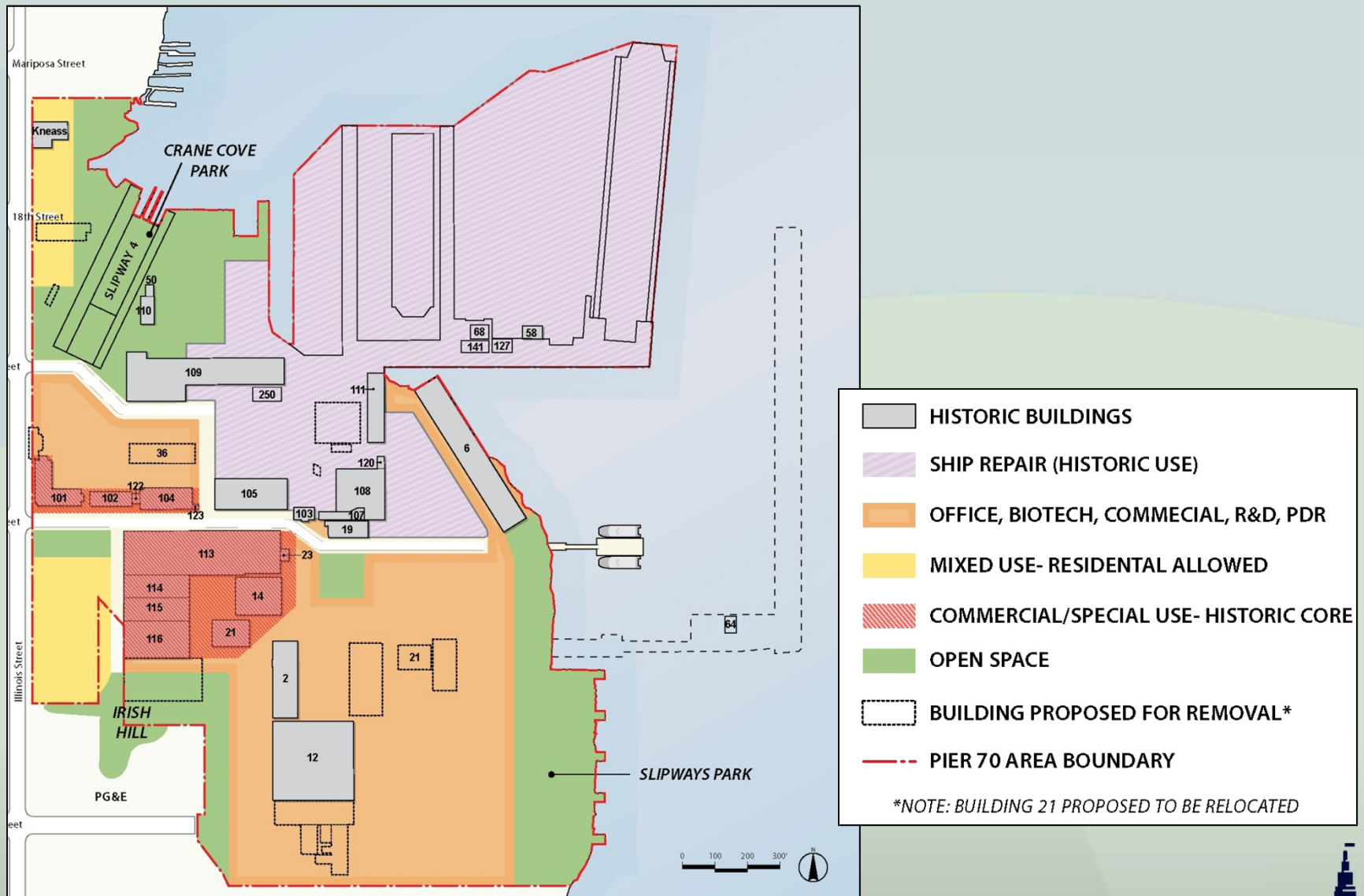


REDEVELOPMENT PLAN

The Port published its Preferred Master Plan in April 2010 which presents a vision for development that balances the need for:

- Ongoing ship repair operations
- Preservation of historic resources
- Creation of new waterfront parks
- Revitalize area with new development
- Financially and environmentally sustainable development

PIER 70 MASTER PLAN AREA



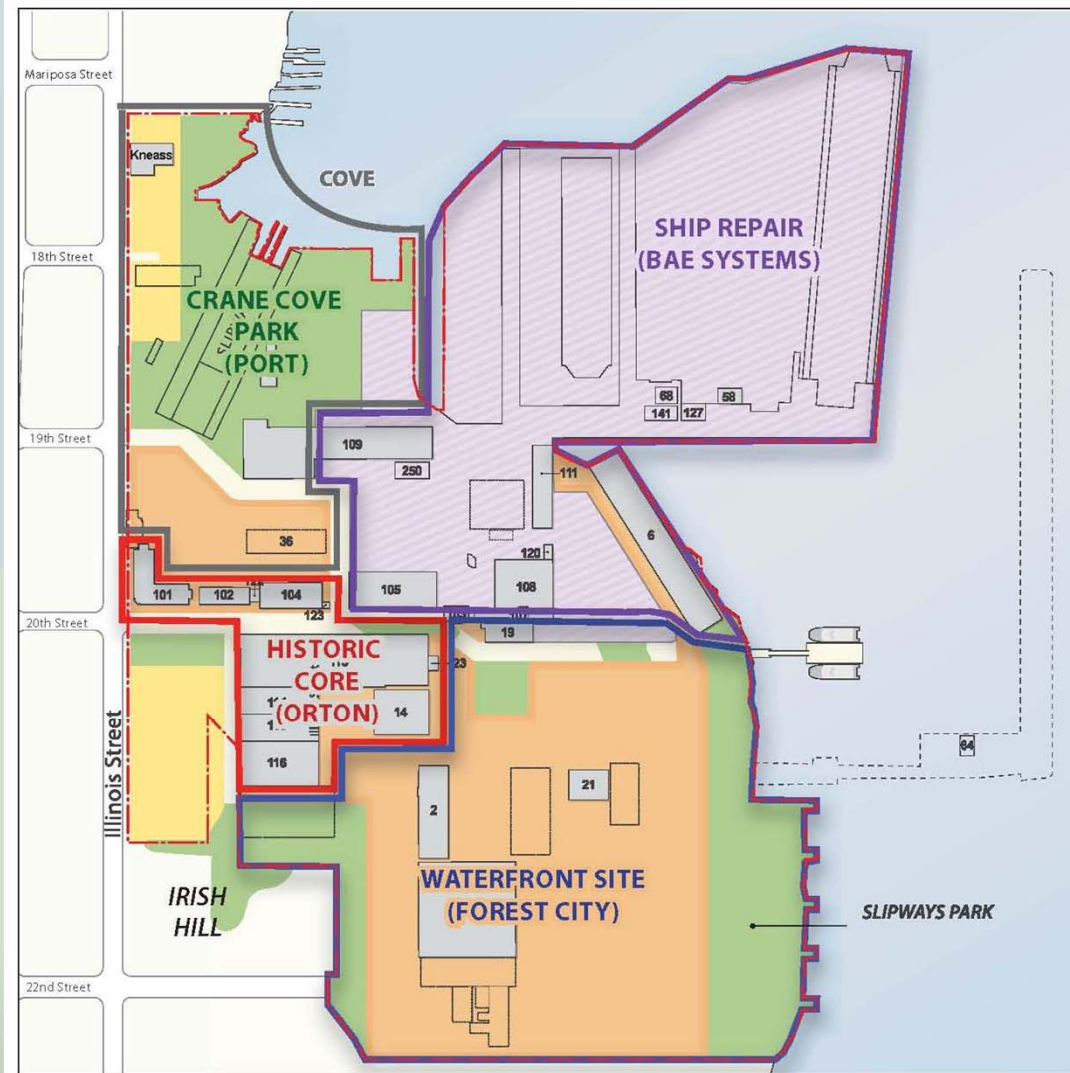
FEASIBILITY STUDY/REMEDIAL ACTION PLAN SITE AREA



Legend

- Site Area Included in FS/RAP
- Parcel Boundary
- Building
- Approximate 1851 Shoreline
- Approximate 1869 Shoreline
- Road Edge

PIER 70 IMPLEMENTATION



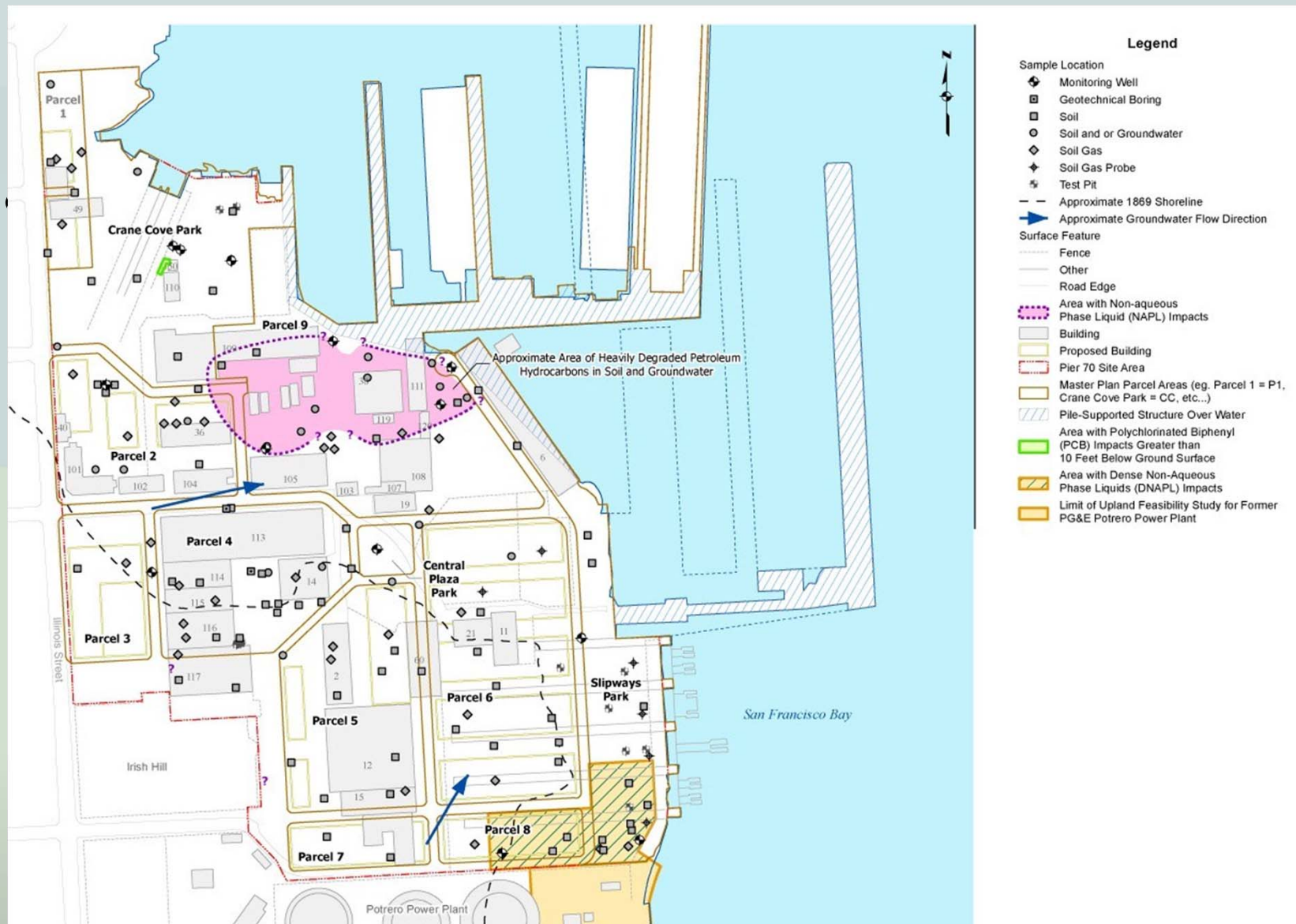
- HISTORIC BUILDINGS
- SHIP REPAIR (HISTORIC USE)
- OFFICE, BIOTECH, COMMERCIAL, RESIDENTIAL R&D, PDR
- MIXED USE- RESIDENTIAL ALLOWED
- OPEN SPACE
- PIER 70 RMP AREA BOUNDARY

PIER 70 PROJECT SUB-AREAS

- CRANE COVE PARK
- SHIP REPAIR
- FOREST CITY WATERFRONT SITE
- ORTON - 20TH STREET HISTORIC CORE

*NOTE: BOUNDARIES BETWEEN PROJECTS ARE CONCEPTUAL, VARY SLIGHTLY FROM THE EXCLUSIVE NEGOTIATING AGREEMENT TERMS, AND WILL BE REFINED AS LEASE DETAILS ARE NEGOTIATED.

SITE INVESTIGATION RESULTS



ENVIRONMENTAL INVESTIGATION

KEY FINDINGS & CONCLUSIONS

- Soil: Concentrations of several chemicals exceed site-specific Cleanup Levels
- Groundwater: Concentrations detected do not pose significant risk for adverse impact to human health or environment
- Soil Gas: Impacts are minimal and do not pose significant risk to human health or environment
- Potential human health risk from contaminants result primarily from ingestion, inhalation, and contact with soil

REMEDIAL ACTION OBJECTIVES

- **Soil**

- Prevent or minimize human and ecological contact, ingesting, inhaling impacted soil and dust
- Prevent or minimize residual contaminants leaching from soil into groundwater

- **Soil Gas**

- Prevent or minimize migration of vapors present in soil gas into indoor air

REMEDIAL ACTION ALTERNATIVES

Alternative 1: No Action

Alternative 2: Institutional Controls

Alternative 3: Institutional Controls and Durable Covers

Alternative 4: Soil Excavation and Off-site Disposal

Alternative 5: “Hot Spot” Soil Excavation and Off-Site Disposal, Institutional Controls, and Durable Covers

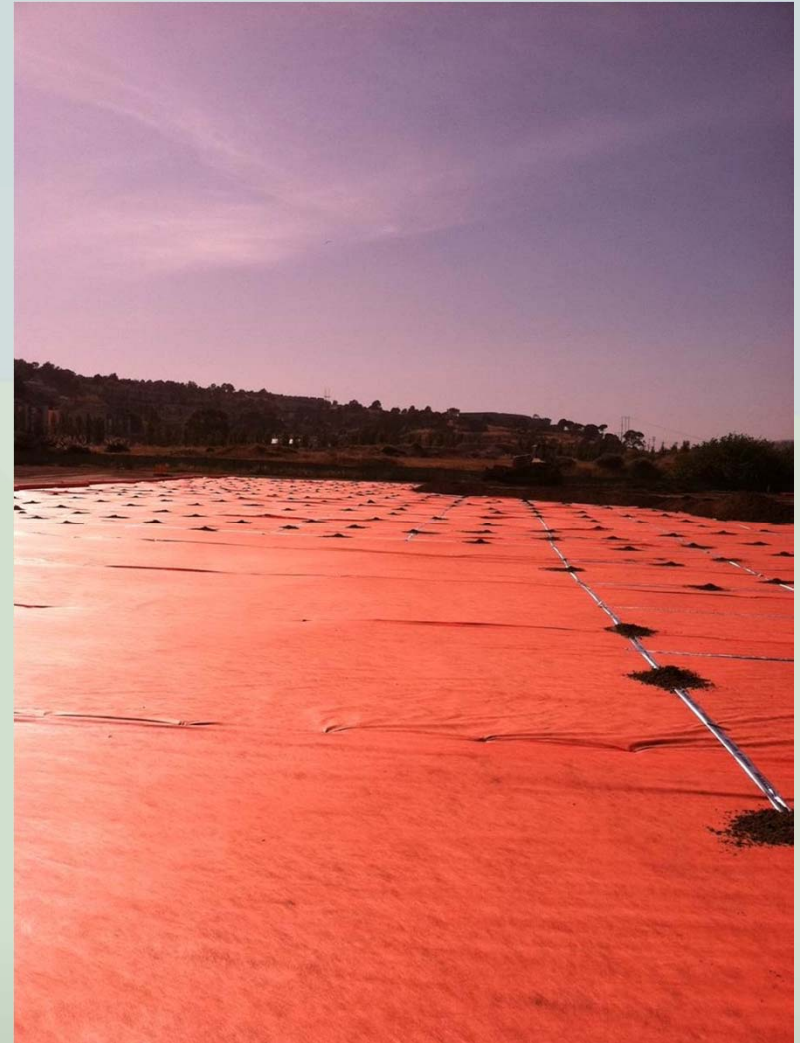
SELECTION OF ALTERNATIVE 3: INSTITUTIONAL CONTROLS AND DURABLE COVERS

- Will prevent exposure to contaminated soil
- Will be effective in mitigating risks associated with contamination
- Most environmentally-friendly alternative, per State criteria
- Compatible with preservation and reuse of historic buildings
- Relatively low cost



REMEDIAL ACTION PLAN

- Installation of Durable Covers
 - New or existing buildings
 - Streets, sidewalks, “hardscape,” paving
 - New landscaping (clean soil)
 - Stabilized shoreline area
- Institutional Controls
 - Environmental Deed Restriction
- Long-term Maintenance and Monitoring





WHAT IS AN ENVIRONMENTAL DEED RESTRICTION?

“...sets forth protective provisions, covenants, conditions and restrictions ("Restrictions") ... to protect human health and safety or the environment as a result of the presence on the land of hazardous materials...”

Prohibits or requires certain activities:

- No Growing fruits/vegetables in native soil
- No Drinking contaminated groundwater
- Requires contaminated soil be capped
- Requires compliance with an RMP

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RMP includes Design
and O&M Requirements



Acceptable “Durable Cover”:

- New or existing buildings, streets, sidewalks, paved areas
- Landscaped areas with minimum 2 feet of clean import soil over demarcation barrier
- Six inches gravel over demarcation barrier

Durable cover inspected and maintained annually and following earthquakes and intense storms to ensure it remains effective

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RMP specifies Risk Management during Construction

- Soil Characterization – Health Code Article 22A
- Environmental Health & Safety Plan
- Soil Management – stockpile, transport
- Soil Import
- Stormwater Pollution Prevention
- Dust Control – Health Code Article 22B
- Groundwater and monitoring well protocols

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San Francisco Health Code – Article 22A “Analyzing Soil for Hazardous Waste”

- Soil disturbance > 50 cubic yards of native soil
- Data review and potential additional soil testing
- Environmental Health and Safety Plan

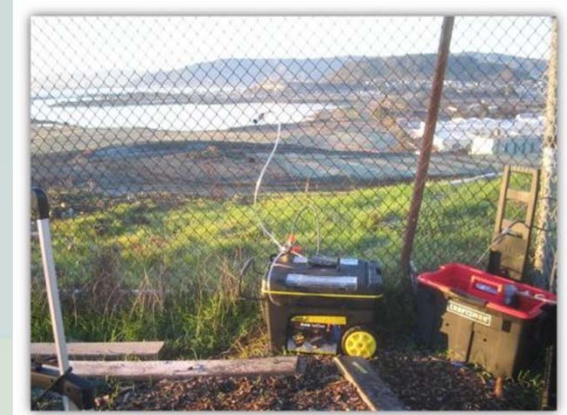


- Project-specific review by San Francisco Department of Public Health

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Dust Control Plan

- For dust generating activities per:
 - Port Building Code Sec106A.3.2.3
 - San Francisco Health Code Article 22B
 - California Air Resources Board Asbestos Airborne Toxic Control Measures (ATCM)
- Projects greater than one half acre in size need DCP per Article 22B
- Naturally occurring asbestos present and projects involving disturbance one acre or more are subject to ATCM and Asbestos Dust Mitigation Plan must be prepared and approved by BAAQMD



DRAFT RISK MANAGEMENT PLAN

Regulatory Submittal Process **Step 1 - Project Notice to Water Board**

- 45 Days prior to construction
- Design Plan Package, similar to package submitted to Port for building/encroachment permits
- Includes cover letter submitted by licensed professional detailing project, durable cover design and how project complies with RMP requirements

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Regulatory Submittal Process

Step 2 – Project Completion Report

- Inspection reports of durable cover installation, including photos, testing, etc.
- As-Built drawings for durable cover
- Integrity tests for pipelines
- Project specific O&M Plans, if required
- Submittal to be stamped by licensed professional stating that work performed complies with RMP requirements

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Regulatory Submittal Process Minor Projects

Minor projects meeting the criteria below will not need to be submitted by a licensed professional, unless specifically required by Water Board

- Disturbing less than 2,500 square feet of surface area and less than 50 cubic yards of “native soil”
- Durable cover replacement of less than 10,000 square feet

DRAFT RISK MANAGEMENT PLAN

Regulatory Submittal Process

Variance to RMP

Any Variance to the RMP must be approved by both the Water Board and Port request includes submitting the following 65 days in advance:

- Clear description of what is requested and reason for request
- Risk analysis to determine if protective of health/environment
- Document to be submitted under licensed professional

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Annual Reporting Requirements

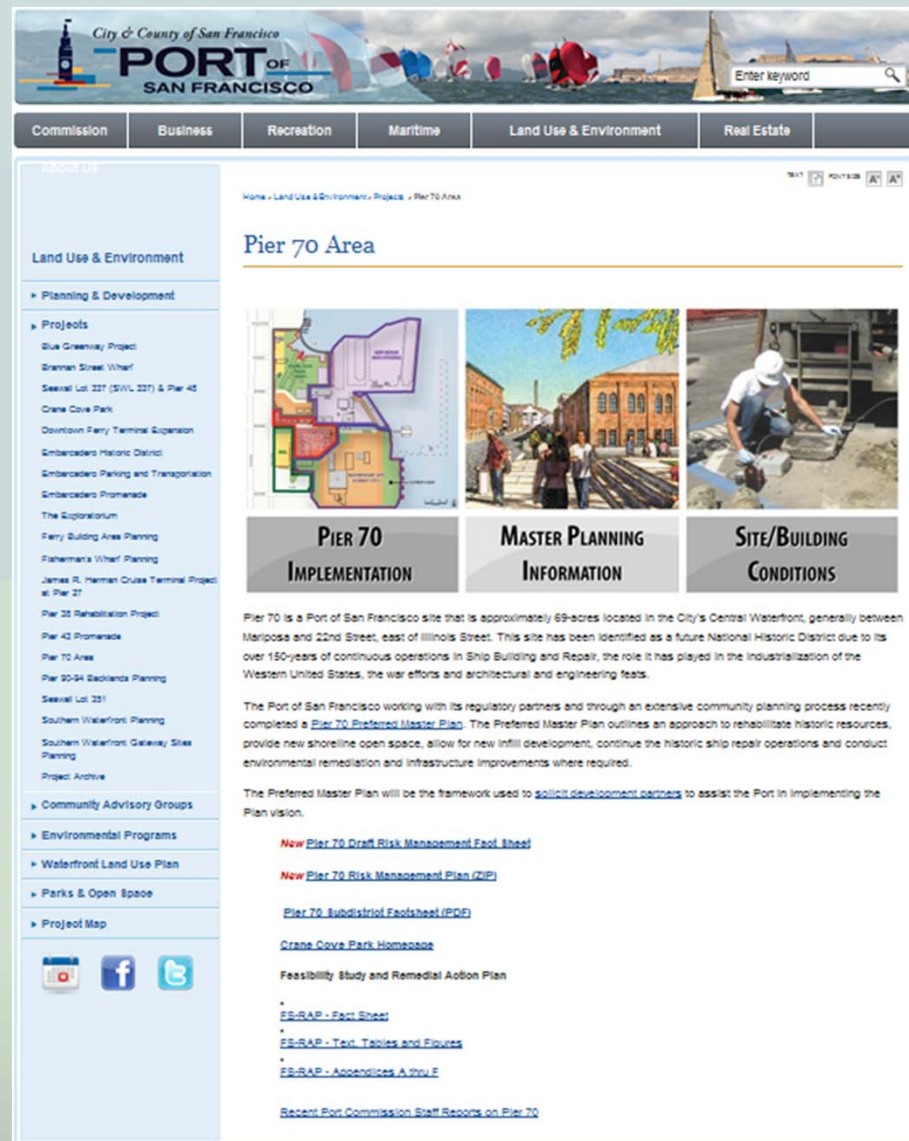
- New building/facility owners and tenants in Port-owned facilities responsible for completing an Annual Reporting and O&M Checklist
- Port will inspect other areas, compile all annual checklists, and submit Annual Inspection Report to Water Board certifying compliance with the Deed Restriction and RMP
- Port will notify Water Board of any discovered actions or non-compliance upon discovery and work with owners and tenants to correct problems

NEXT STEPS & ANTICIPATED SCHEDULE

- Public Comment Period through March 29, 2013. Final RMP Spring 2013
- Send comments to Mark Johnson:
mark.johnson@waterboards.ca.gov
- Remediation to occur in stages as redevelopment proceeds



INFORMATION IS AVAILABLE AT SFPORT.COM



City & County of San Francisco
PORT OF SAN FRANCISCO

Commission Business Recreation Maritime Land Use & Environment Real Estate

Home > Land Use & Environment > Projects > Pier 70 Area

Pier 70 Area

Land Use & Environment

- Planning & Development
- Projects
 - Blue Greenway Project
 - Brannan Street Wharf
 - Seaview Lot 227 (SW/L 227) & Pier 42
 - Crane Cove Park
 - Downtown Ferry Terminal Expansion
 - Embarcadero Historic District
 - Embarcadero Parking and Transportation
 - Embarcadero Promenade
 - The Exploratorium
 - Ferry Building Area Planning
 - Fisherman's Wharf Planning
 - James R. Herman Cruise Terminal Project at Pier 27
 - Pier 32 Rehabilitation Project
 - Pier 42 Promenade
 - Pier 70 Area
 - Pier 90-94 Backlands Planning
 - Seaview Lot 221
 - Southern Waterfront Planning
 - Southern Waterfront Gateway Sites Planning
 - Project Archive
- Community Advisory Groups
- Environmental Programs
- Waterfront Land Use Plan
- Parks & Open Space
- Project Map

PIER 70 IMPLEMENTATION

MASTER PLANNING INFORMATION

SITE/BUILDING CONDITIONS

Pier 70 is a Port of San Francisco site that is approximately 69-acres located in the City's Central Waterfront, generally between Mariposa and 22nd Street, east of Illinois Street. This site has been identified as a future National Historic District due to its over 150 years of continuous operations in Ship Building and Repair, the role it has played in the industrialization of the Western United States, the war efforts and architectural and engineering feats.

The Port of San Francisco working with its regulatory partners and through an extensive community planning process recently completed a [Pier 70 Preferred Master Plan](#). The Preferred Master Plan outlines an approach to rehabilitate historic resources, provide new shoreline open space, allow for new infill development, continue the historic ship repair operations and conduct environmental remediation and infrastructure improvements where required.

The Preferred Master Plan will be the framework used to [solicit development partners](#) to assist the Port in implementing the Plan vision.

[New Pier 70 Draft Risk Management Foot Sheet](#)

[New Pier 70 Risk Management Plan \(ZIP\)](#)

[Pier 70 Subdistrict Footsheet \(PDF\)](#)

[Crane Cove Park Homepage](#)

[Feasibility Study and Remedial Action Plan](#)

- [ES-RAP - Fact Sheet](#)
- [ES-RAP - Text, Tables and Figures](#)
- [ES-RAP - Appendices A thru F](#)

[Recent Port Commission Staff Reports on Pier 70](#)

QUESTIONS & ANSWERS

