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Hunters Point Shipyard Parcel A

History and Implementation of Article 31 Section 3106 San Francisco Health Code

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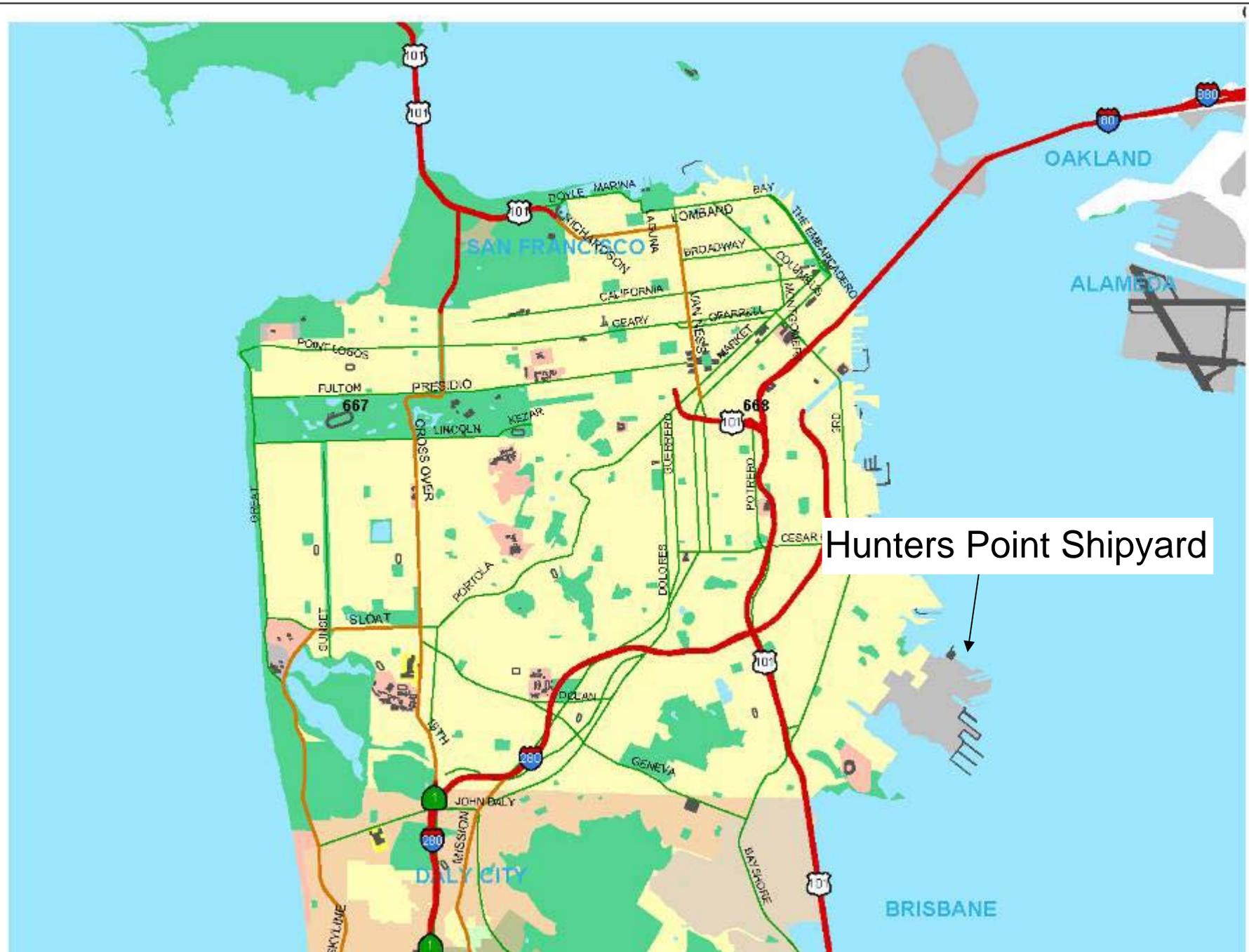
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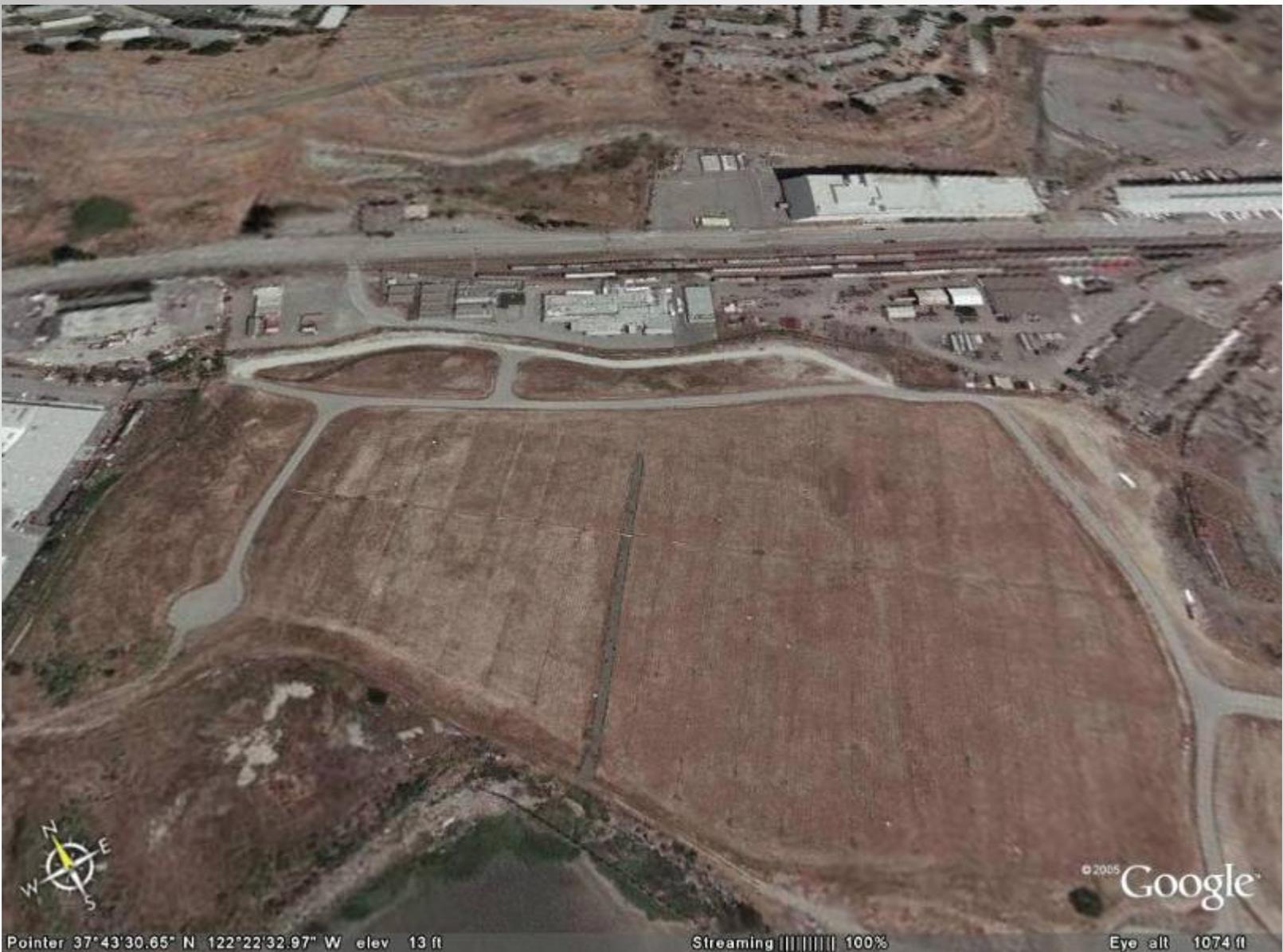
CIWMB Landfill Postclosure Land Use Symposium

Ontario, CA February 15 – 16, 2006

Stockton, CA February 28 – March 1, 2006



Hunters Point Shipyard



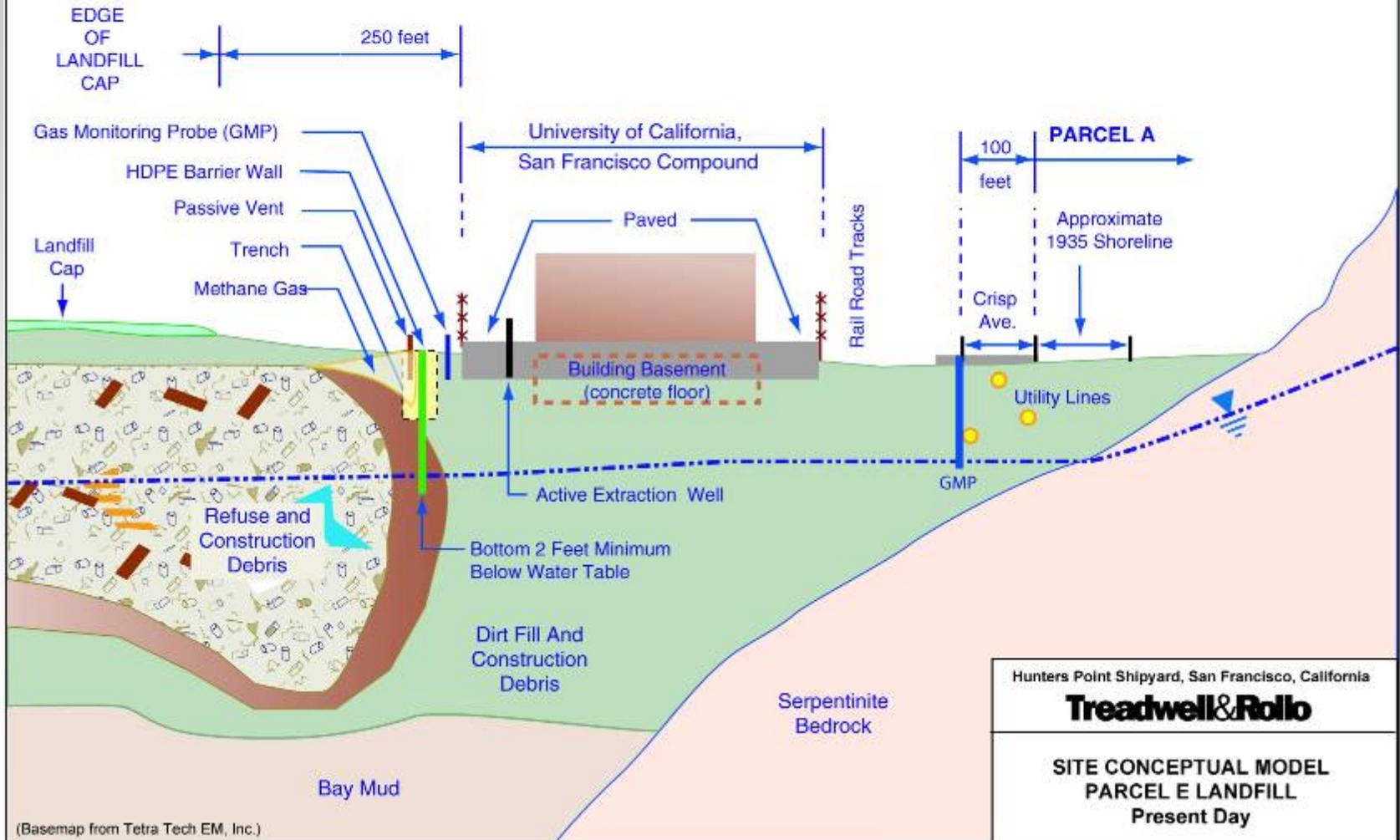
From South Basin across landfill towards Parcel A West

Site Specific Conditions

- Navy filled Bay with waste starting in 1940's. Continued until Hunters Point Shipyard closed in 1974.
- Starting March 2002, Navy investigated area, installed gas monitoring probes and landfill gas control system.
- Monitoring in Crisp Ave began 2002, before control system in place. No hits of methane in Crisp Ave at any time. Monitoring continues on monthly basis.
- Regulators and consultants reviewed situation many times over past two years. Conclusion: Landfill gas is not migrating beyond UCSF compound.

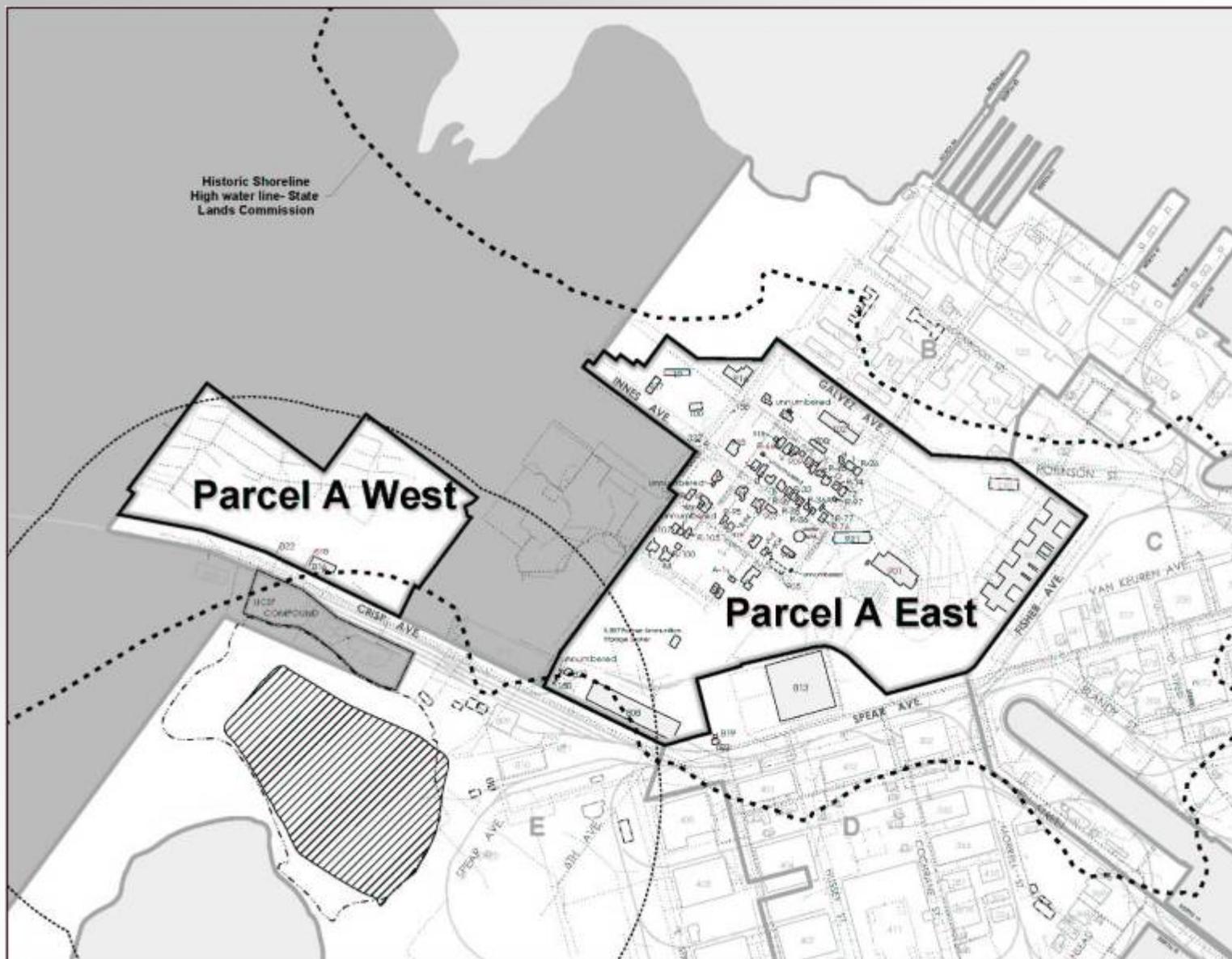


Not to Scale



Transfer of Parcel A

- In 2004, San Francisco Redevelopment Agency and Navy negotiated transfer of Parcel A. Property transferred in December.
- In addition to deed restrictions (lead and asbestos on structures) other mitigation measures from EIR had to be implemented as part of transfer process.
- Decision was made to capture all environmental requirements into new Article 31 of the San Francisco Health Code.



Historic Shoreline
High water line- State
Lands Commission

Parcel A West

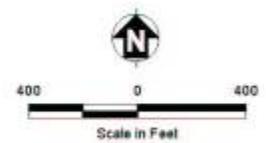
Parcel A East



Location Map

- PARCEL A BOUNDARY
- PARCEL B, C, D, AND E BOUNDARIES
- BUILDING
- DEMOLISHED BUILDING
- NON-NAVY PROPERTY
- LANDFILL- CAP EXTENT
- LANDFILL- EXTENT OF DEBRIS
- 1000 FEET FROM LANDFILL- EXTENT OF DEBRIS
- UCSF COMPOUND
- UTILITIES
- 1852 HIGH WATER LINE
- RAIL LINE
- ROAD

Notes:
UCSF: University of California, San Francisco



Tetra Tech EM Inc.

Hunters Point Shipyard, San Francisco, California
U.S. Department of the Navy, BRAC PMO West, San Diego, California

**PARCEL A
ARTICLE 31 MAP**



Photo of landfill taken from Parcel A West

Review of Landfill Gas Conditions in Future

- At time of transfer, regulators and other scientists/engineers convinced that landfill gas migration not a concern, even though Parcel A was within 1,000 feet of the landfill.
- But conditions could change in future, especially after earthquake.
- Needed mechanism for future review of new construction within 1000 feet of landfill

State or Local review?

- Investigated if Title 27 would apply.
- Inquiries to CIWMB provided no clear direction.
- Added language to Article 31 requiring the SF Department of Public Health (SFDPH) to make a determination on additional measures required during construction.
- Specifically added Section 3106 to Article 31.

Article 31 Section 3106 Implementation

- Applicant applies for Building or Public Works permit. If project disturbs more than 50 cubic yards, must submit to SFDPH a site history and plans for management of environmental issues (storm water control, dust control, contingency for unknowns etc). Must also review current data on landfill gas and make determination. Applicant currently relies on Navy data because Navy is owner.
- Prior to first submittal on new redevelopment, SFDPH sent July 2005 inquiry to CIWMB asking for formal determination on Title 27. CIWMB stated that Title 27 would not apply.
- SFDPH made a determination for current redevelopment (2005-06) -- no landfill gas restrictions will apply (no control or monitoring measures required).