

# Briefing on New Soil and Groundwater Management Requirements

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TREASURE ISLAND  
YERBA BUENA ISLAND  
SAN FRANCISCO, CALIFORNIA

JUNE 30, 2017

# Purpose/Outline

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Provide an overview of new soil and groundwater management requirements that may affect City agencies performing earthwork at Treasure Island and Yerba Buena Island

- Why is This Happening?
- Where/When Does this Apply?
- What is Required?
- A Look Ahead to Future Changes

# Overview

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- We will discuss new earthwork requirements for Treasure Island and Yerba Buena:
  - To comply with property transfer deeds
  - When disturbing soil or groundwater
  - That apply within very limited areas and depths
  - That may not be “new” to you (mostly best practices)
- Caveat:
  - These don't replace your agency's standard procedures on the islands, your agency's best practices, local, state and Federal laws; status quo still applies outside the applicability of these new requirements

# Why Is This Happening?

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- New earthwork requirements are driven by deed restrictions placed when parcels transferred from the Navy to TIDA
  - Certain areas transferred with environmental (*not* radiological) impacts left in place
  - Acceptable environmental condition for redevelopment
  - Precautions needed during earthwork
- Deeds/CRUP: “Restrict earthwork except in accordance with an SMP/SGMP”
  - Enforceable by DTSC
  - CRUP = Covenant to Restrict Use of Property

# Why Is This Happening?

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- TICD (developer) prepared an SGMP for their use to comply with deed/CRUPs (20 July 2016 document)
  - SGMP prepared by Terraphase
  - Geared toward their large scale earthwork project
- TIDA has adopted TICD's SGMP (7 June 2017 letter)
  - Exceptions to limit how it applies
  - Limited to certain areas on the island
  - Limited to certain depths
  - Exempted from many requirements that do not apply to smaller projects anticipated by TIDA and City Agencies

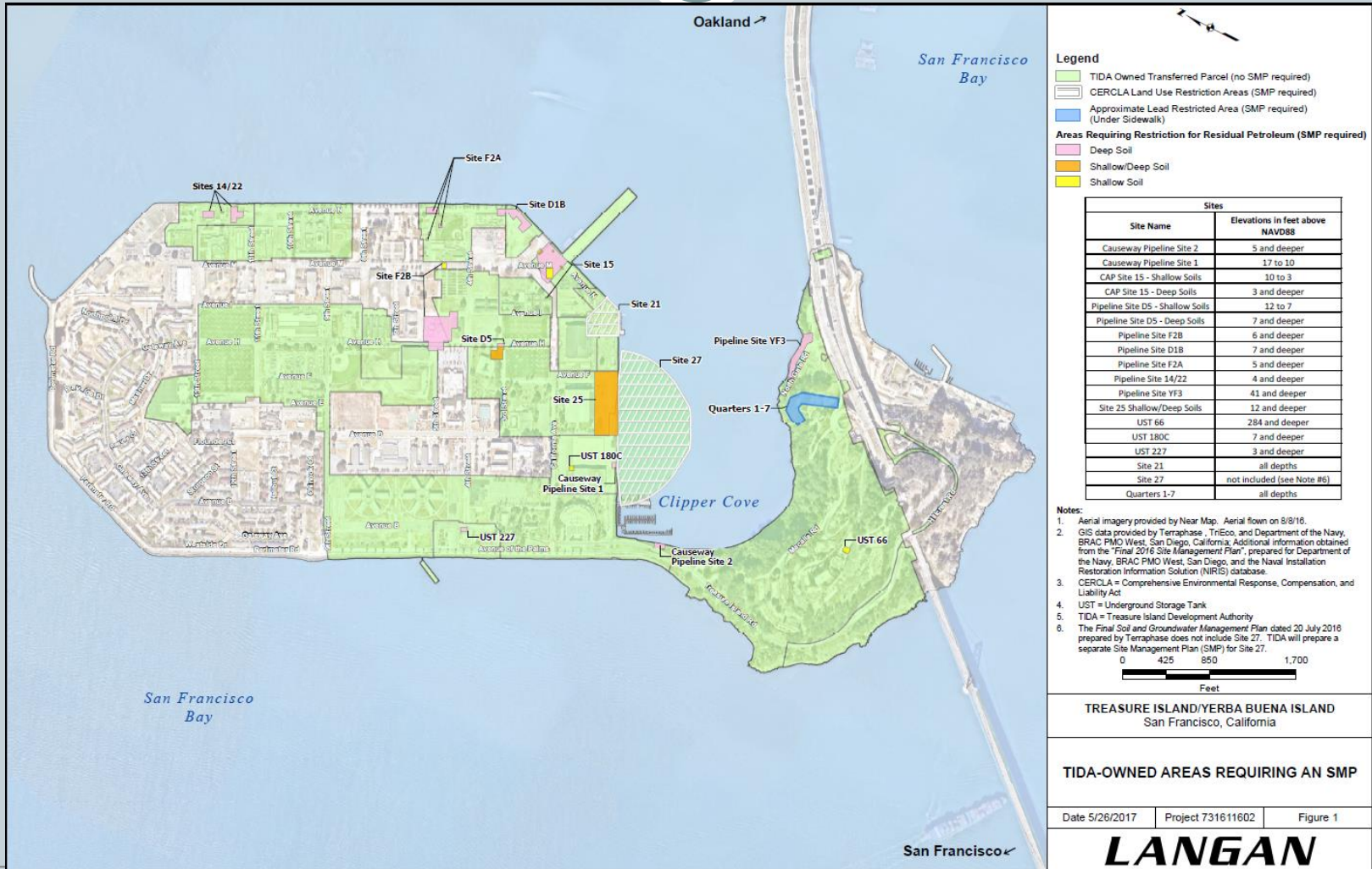
# Where Does This Apply?

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- Only to TIDA-owned portions of the island
  - No new requirements on Navy-owned portions
  - SGMP to be updated as parcels are transferred
- Only to scattered parcels with environmental impacts left in place
  - Several petroleum areas closed in place
  - One VOC in soil gas areas (Site 21)
  - Quarters 1-7 on Yerba Buena with lead in soils
- Petroleum areas further limited to certain depths
- Clipper Cove is covered separately

# Where Does This Apply?

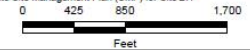
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- Legend**
- TIDA Owned Transferred Parcel (no SMP required)
  - CERCLA Land Use Restriction Areas (SMP required)
  - Approximate Lead Restricted Area (SMP required) (Under Sidewalk)
- Areas Requiring Restriction for Residual Petroleum (SMP required)**
- Deep Soil
  - Shallow/Deep Soil
  - Shallow Soil

| Sites                            |                                 |
|----------------------------------|---------------------------------|
| Site Name                        | Elevations in feet above NAVD88 |
| Causeway Pipeline Site 2         | 5 and deeper                    |
| Causeway Pipeline Site 1         | 17 to 10                        |
| CAP Site 15 - Shallow Soils      | 10 to 3                         |
| CAP Site 15 - Deep Soils         | 3 and deeper                    |
| Pipeline Site D5 - Shallow Soils | 12 to 7                         |
| Pipeline Site D5 - Deep Soils    | 7 and deeper                    |
| Pipeline Site F2B                | 6 and deeper                    |
| Pipeline Site D1B                | 7 and deeper                    |
| Pipeline Site F2A                | 5 and deeper                    |
| Pipeline Site 14/22              | 4 and deeper                    |
| Pipeline Site YF3                | 41 and deeper                   |
| Site 25 Shallow/Deep Soils       | 12 and deeper                   |
| UST 66                           | 284 and deeper                  |
| UST 180C                         | 7 and deeper                    |
| UST 227                          | 3 and deeper                    |
| Site 21                          | all depths                      |
| Site 27                          | not included (see Note #6)      |
| Quarters 1-7                     | all depths                      |

- Notes:**
1. Aerial imagery provided by Near Map. Aerial flown on 8/8/16.
  2. GIS data provided by Terraphase, TriEco, and Department of the Navy, BRAC PMO West, San Diego, California; Additional information obtained from the 'Final 2016 Site Management Plan', prepared for Department of the Navy, BRAC PMO West, San Diego, and the Naval Installation Restoration Information Solution (NIRIS) database.
  3. CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
  4. UST = Underground Storage Tank
  5. TIDA = Treasure Island Development Authority
  6. The Final Soil and Groundwater Management Plan dated 20 July 2016 prepared by Terraphase does not include Site 27. TIDA will prepare a separate Site Management Plan (SMP) for Site 27.



TREASURE ISLAND/YERBA BUENA ISLAND  
San Francisco, California

**TIDA-OWNED AREAS REQUIRING AN SMP**

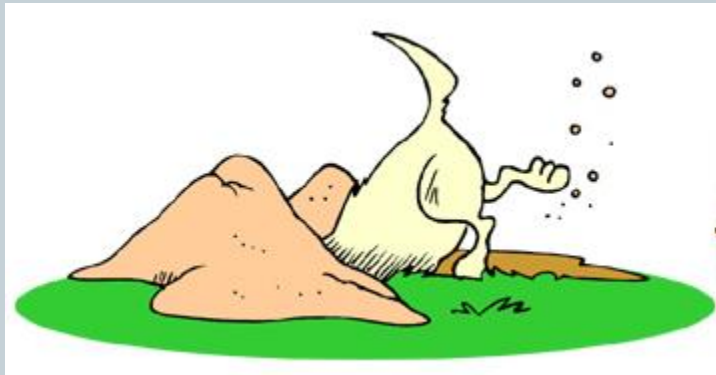
Date 5/26/2017    Project 731611602    Figure 1



# When Does This Apply?

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- Within the limited areas, requirements apply only when performing “soil disturbing activities” or “groundwater producing activities”
  - Excavation, trenching, grading
  - Construction dewatering, working below existing water table

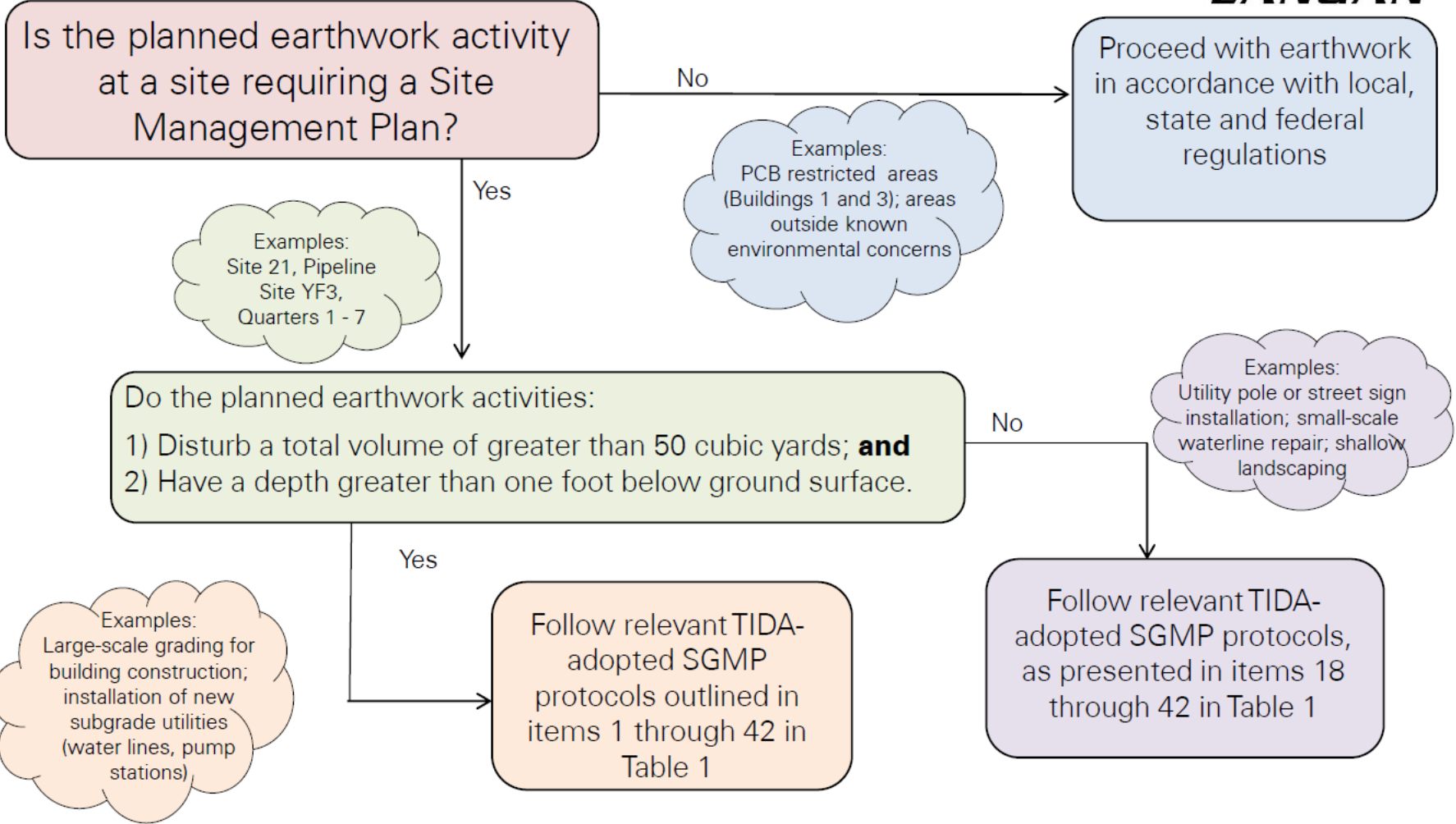




# What is Required?

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- The SGMP requirements are fairly broad and extensive
  - Langan and TIDA worked with the DTSC to narrow the requirements to only those relevant to the scale and nature of earthwork project expected to be undertaken by TIDA and City Agencies
  - A table and a decision flowchart was created to help identify relevant/applicable procedures



# What is Required?

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- Within the limited areas, new requirements that apply to earthwork projects of any volume or depth:
  - Worker health and safety plan and procedures
  - Soil stockpile management
  - Proper waste management
  - Proper waste transportation and offsite disposal
  - Unknown conditions response
- Langan 7 June 2017 letter, Table 1, Lines 18-42

# What is Required?

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- Within the limited areas, additional new requirements that apply to earthwork projects greater than 50 CY and depth > 1 foot below surface:
  - Soil import fill criteria
  - Dust control
  - Stormwater management controls
  - Decontamination of equipment and vehicles
  - Oversight by an Environmental Professional
  - Transportation haul routes
  - Reporting to the DTSC
- Langan 7 June 2017 letter, Table 1, Lines 1-17

# What is Required?

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- Requirements in the SGMP that were exempted for TIDA and City agency projects:
  - Mostly EIR-related requirements
    - Cultural and paleontological (archaeological) monitoring
    - Biological monitoring
    - Noise controls
- Langan 7 June 2017 letter, Table 1, Lines 43-55

# A Look Ahead to Future Changes

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- Islands are in a period of transition as the Navy completes their environmental program and transfers properties to TIDA
  - Two transfers completed; six more anticipated
  - Each transfer will result in an updated SGMP by developer
  - Transfers will add additional parcels where SGMP requirements are required
  - TIDA will need to work with DTSC after each transfer to agree on changes to earthwork requirements
- Langan is available to help you understand and guide you through the new requirements

# Questions?

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