



Technical Assistance Services for Communities

Hunters Point Naval Shipyard Superfund Site Parcel Transfer Fact Sheet

Introduction

The Hunters Point Naval Shipyard Superfund site (HPNS) is undergoing cleanup by the Navy with oversight by the U.S. Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC) and the California Regional Water Quality Control Board (Water Board). As cleanup is completed for each parcel, the Navy is transferring ownership to the Office of Community Investment and Infrastructure (OCII) of the City and County of San Francisco as part of the Base Realignment and Closure program.

The Navy is planning to transfer three parcels to the OCII in the coming year. The map below shows the three parcels proposed for transfer: Parcels D-2, UC-1 and UC-2 (highlighted in yellow).

EPA's Technical Assistance Services for Communities (TASC) program developed this fact sheet in response to community interests and concerns related to the HPNS

parcel transfer process. Some vocalized community concerns that are addressed in this fact sheet include:

- What are the environmental conditions, cleanup actions and planned future land uses for Parcels D-2, UC-1 and UC-2?
- What will happen if unexpected contamination is discovered after the transfer? Who is responsible for cleaning it up?
- How are workers kept safe from contamination during cleanup and redevelopment?

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HPNS Parcel Transfer Map.

Source: OCII. Executive Summary, Status of the Environmental Remediation of the Hunters Point Shipyard (March 2015), Attachment 1 – Parcel Map of the Hunters Point Shipyard. Prepared by Langan Treadwell Rollo, March 10, 2015.

Parcel Transfer-Related Documents

As part of the Base Realignment and Closure program, EPA, DTSC, the Water Board and other agencies need to approve a number of documents before the ownership transfers can happen. The Navy has prepared the documents described below relevant to Parcels D-2, UC-1 and UC-2.

Finding of Suitability to Transfer (FOST) - The Navy prepared one FOST for Parcel D-2 and one for Parcels UC-1 and UC-2. Records of Decision (RODs) outline specific cleanup requirements for the parcels. The FOSTs explain how the Navy’s cleanup actions meet ROD requirements for the three parcels and identify hazardous substances or materials that remain on the parcels.

Covenant to Restrict Use of Property (CRUP) - The Navy and DTSC prepared a CRUP for Parcels UC-1 and UC-2 that identifies land use and activity restrictions that the RODs originally set due to the presence of hazardous substances or materials that may remain in place at these parcels. The CRUP is the legal document that DTSC uses to enforce restrictions. Exceptions to the restrictions can only be made with approval of a specific work plan by the Navy, EPA, DTSC and the Water Board. Parcel D-2 did not need a CRUP because no Superfund contaminants remain on the parcel.

Risk Management Plan (RMP) – An RMP was prepared for Parcels UC-1 and UC-2 that outlines the requirements of the CRUP and establishes specific work plans and protocols to protect construction workers, residents and ecosystems during redevelopment. The

RMP specifies procedures for construction work including requirements for access restrictions, dust control plans, management of excavated soil and discovery of unexpected contamination. Parcel D-2 did not need an RMP.

TASC has reviewed the parcel transfer-related documents. The following sections summarize the key information most relevant to community concerns.

Parcel D-2

Environmental Conditions and Cleanup Actions

Parcel D-2 occupies 5.32 acres in the central portion of the HPNS site. The parcel includes Building 813 and surrounding paved areas. Built in 1947, Building 813 is a four-story, concrete and steel structure. Former uses of the building include: warehouse, offices, supply storehouse and Disaster Control Center. Environmental conditions at Parcel D-2 required cleanup to address radiological impacts, an underground storage tank and electrical components as summarized in Table 1 below.

Future Use Considerations

The anticipated future use for D-2 is commercial research and development. The D-2 ROD indicates that the entire parcel will be protective for all types of uses, including residential. There are no areas requiring land use or activity restrictions on Parcel D-2. The Navy issued a FOST for D-2 in March 2012 stating that the cleanup activities implemented have made D-2 protective for residential use as well as the anticipated commercial research and development.

Table 1. Parcel D-2 Environmental Conditions and Cleanup Actions

Environmental Conditions	Cleanup Actions	Record of Decision (ROD)
<p><u>Radiological Impacts:</u> The Navy identified Building 813 as a potential source of residual radioactive contamination.</p> <p>The Navy identified storm drains and sewer lines as a suspected source of residual radioactive contamination.</p>	<p>The Navy surveyed Building 813 in 2006 and found no radiological impacts.</p> <p>From 2006 to 2009, the Navy removed 1,988 linear feet of trench storm drain and sanitary sewer lines and soils.</p>	<p>In 2010, the Navy and EPA jointly selected a no action ROD for D-2 on the basis that previous removal actions had addressed all unacceptable risks. DTSC and the Water Board concurred with the decision.</p>
<p><u>Underground Storage Tank:</u> An underground storage tank listed as UST S-812 was formerly located to the east of Building 813.</p>	<p>In 1991, the Navy removed the UST S-812 tank.</p>	
<p><u>Electrical Components:</u> Building 813 housed electrical equipment containing polychlorinated biphenyls (PCBs).</p>	<p>In 1996, the Navy removed the transformer and related electrical components from Building 813.</p>	

Parcels UC-1 and UC-2

Environmental Conditions and Cleanup Actions

Parcels UC-1 and UC-2 are described as utility corridors and were historically used as paved roadways. Additional details include:

- **Parcel UC-1** (3.5 acres) includes portions of Spear Avenue and is almost entirely paved. It includes Building 819 (a former sewage pump station) and Building 823 (a former sewage pump station and stand-by generator).
- **Parcel UC-2** (3.8 acres) includes portions of Fisher Avenue and Robinson Street. Fisher Avenue runs along the southern portion of Parcel UC-2 with a steep vegetated hillside along the north side of the roadway. The northwestern corner includes a parking lot.

Environmental conditions at Parcels UC-1 and UC-2 required cleanup to address radiological impacts, groundwater and soil vapor, and soil contamination as summarized in Table 2 below.

Table 2. Parcels UC-1 and UC-2 Environmental Conditions and Cleanup Actions

Environmental Conditions	Cleanup Actions	Record of Decision (ROD)
<p><u>Radiological Impacts:</u> The Navy identified Building 819 as a potential source of residual radioactive contamination.</p> <p>The Navy identified storm drains and sewer lines as a suspected source of residual radioactive contamination.</p>	<p>The Navy surveyed Building 819 in 2006 and found no radiological impacts; DTSC confirmed Building 819 was suitable for unrestricted use.</p> <p>From 2006 to 2009, the Navy sampled 20,680 cubic yards of soil from storm drain and sanitary sewer lines and soils; of the soils sampled, 4 percent, or 876 cubic yards, required remediation and were remediated. DTSC concurred that radiological impacts have been addressed.</p>	<p>The Navy and EPA issued RODs for UC-1 and UC-2 in July 2009 and December 2009, requiring the removal of storm drain and sewer line structures and soils contaminated with residual radioactive contamination.</p>
<p><u>Groundwater and Soil Vapor:</u> The Navy identified a small groundwater plume containing the volatile organic compounds (VOCs) carbon tetrachloride and chloroform on Parcel UC-2.</p> <p>The Navy determined that VOCs in soil vapor under parts of UC-1 and UC-2 present a risk of indoor air exposure to VOC vapors that could travel through soil and into enclosed buildings that may be constructed in the future.</p>	<p>Groundwater monitoring is ongoing.</p> <p>The Navy conducted soil gas surveys in 2010 and 2013 to identify Areas Requiring Institutional Controls for VOC soil vapor intrusion (explained in more detail in the following section).</p>	<p>The RODs require groundwater monitoring and restrictions that prohibit groundwater use and protect monitoring wells at the parcels.</p> <p>In certain locations, RODs require institutional controls (land use and activity restrictions) limiting construction of enclosed structures without including an engineered vapor barrier beneath new structures approved by the Navy, EPA, DTSC and the Water Board.</p>
<p><u>Soils:</u> The Navy identified soils with residual metal contamination on portions of Parcels UC-1 and UC-2.</p>	<p>In 2012, the Navy removed 8,731 tons of nonhazardous waste including soils and vegetation. The Navy also constructed durable covers, including pavement and soil with vegetation.</p>	<p>The 2006 and 2009 RODs for UC-1 and UC-2 require:</p> <p>Construction of durable covers, such as pavement, soil cap or soil cover with vegetation, to prevent exposure to residual metal contamination in the soil.</p> <p>Institutional controls restrict the disturbance of soil without approval from the Navy, EPA, DTSC and the Water Board.</p>

Future Use Considerations

The information summarized below explains how the Parcel UC-1 and UC-2 transfer-related documents ensure that the cleanup and the use restrictions established for these two parcels continue to protect public health and the environment.

Areas Requiring Land Use and Activity Restrictions

Land use and activity restrictions are required on portions of Parcels UC-1 and UC-2 to prevent exposure to VOC contamination in groundwater and soil vapor, and to residual metal contamination in soils.

These restrictions prohibit the following activities for Parcels UC-1 and UC-2:

- Growing vegetables or edible items for consumption, except in raised beds.
- Using groundwater.

Several documents for UC-1 and UC-2 restrict the activities listed below unless approved by the Navy, EPA, DTSC and the Water Board.

- Land disturbing activity.
- Disturbance or removal of soil covers and groundwater remedy features.
- Construction of enclosed structures.

Future Land Use

The anticipated future uses for Parcels UC-1 and UC-2 include mixed use and research and development.

FOST Considerations

The Navy issued a FOST for Parcels UC-1 and UC-2 in March 2015. The proposed reuse at Parcels UC-1 and UC-2 requires special approvals in order to develop new buildings and infrastructure.

In 2015, a CRUP and RMP for Parcels UC-1 and UC-2 were prepared. Together, these document the use restrictions and approved work plan for ensuring proposed redevelopment complies with the cleanup and use restrictions.

Risk Management Plan Considerations

The RMP for UC-1 and UC-2 establishes a work plan for ensuring the proposed mixed-use redevelopment maintains protections outlined in the RODs, including durable covers and vapor intrusion controls. This work plan establishes the conditions and requirements for:

- Removal, construction and repair of durable covers.
- Engineering controls to protect from vapor intrusion.
- Construction procedures for managing dust, protecting worker health and safety, and what to do if unexpected contamination is encountered.

Removal, Construction and Repair of Durable Covers

Existing durable covers must remain in place unless certain procedures are followed for removal. If existing durable covers are removed, soil can be stockpiled with a liner and cover for off-site disposal or consolidation under new durable covers. Durable covers may be removed for a maximum of five years under these conditions (and are subject to dust mitigation plans).

Engineering Controls

In certain locations, proposed commercial research and development and mixed-use components of the redevelopment plan will require construction of buildings with engineered vapor barriers and other measures to ensure that indoor air quality is protected from potential VOC intrusion.

Unexpected Contamination

The RMP establishes the following procedures for what to do if unexpected contamination is discovered:

- All construction work must stop.
- Agencies must be notified.
- Suspected contaminated media must be sampled.
- If necessary, emergency response actions must be initiated.
- An independent health and safety professional will monitor worker health and safety and compliance with the RMP.
- If unexpected conditions are discovered, the Navy is responsible for environmental liability and remediation costs. After parcel transfer, the Navy can negotiate with other parties to share costs; EPA, DTSC and the Water Board retain authority for oversight.

Opportunities for Public Input

The OCII is holding a series of meetings to evaluate decisions about the parcel transfer process. The Navy proposes to transfer Parcels D-2, UC-1 and UC-2 to the OCII, under the conditions established in the parcel transfer-related documents discussed in this fact sheet. The community is invited to attend and provide public comment at these meetings.

The parcel transfer-related documents are available for public review, and OCII will present information about the proposed transfers at public meetings of the Environmental and Reuse Subcommittee of the Mayor's Hunters Point Shipyard Citizen's Advisory Committee (CAC) and the full CAC. The Commission on Community Investment and Infrastructure will hold a public meeting to consider approving the transfer.

Public Meetings

Public meeting dates, times and locations are listed below. Dates are subject to change. Please confirm meeting details using the contact information listed for each meeting.

About TASC

TASC is a national EPA program implemented by independent consultants that provides communities with technical help so they can better understand the science, regulations and policies of environmental issues and EPA actions. This document is funded by EPA's TASC program; its contents do not necessarily reflect the policies, actions or positions of EPA.

FOR MORE INFORMATION, PLEASE CONTACT:

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May 19, 2015, 1:00 p.m.

City Hall, Room 416
1 Dr. Charlton B. Goodlett Pl., San Francisco, CA 94102
www.sfocii.org/commission
(415) 749-2458, claudia.guerra@sfgov.org

OCII will hold an informational workshop to the Mayor's Commission on Community Investment and Infrastructure regarding the status of environmental cleanup by the Navy.

June 8, 2015, 6:00 p.m.

Southeast Community Facility Commission Building,
Alex L. Pitcher, Jr. Community Room
1800 Oakdale Ave., San Francisco, CA 94124
www.hpsscac.com
(415) 822-4622, info@hpsscac.com

The full CAC will consider a resolution to advise the OCII commission to authorize the Executive Director to accept transfer of the parcels.

June 16, 2015, 1:00 p.m.

City Hall, Room 416
1 Dr. Charlton B. Goodlett Pl., San Francisco, CA 94102
www.sfocii.org/commission
(415) 749-2458, claudia.guerra@sfgov.org

The OCII Commission will consider a final resolution to authorize the Executive Director to accept transfer of the parcels.