



# Brisbane Baylands OU-2

## SF Regional Water Quality Control Board

Draft FS/RAP Public Meeting  
November 18, 2020

# Opening/Introductions



- **Purpose:** Present the draft Feasibility Study/Remedial Action Plan (FS/RAP) for the OU-2 portion of the Brisbane Baylands development, answer questions, and accept public comments
- **Introductions:**
  - Vic Pal, Regional Water Quality Control Board Caseworker
  - Howard Pearce, The Baylands Environmental Director
  - Randy Brandt, Geosyntec Technical Project Manager
  - Tom Graf, Grafcon

# Agenda

- Water Board overview and site remediation process
- Project background and status
- Proposed cleanup plan
- Next steps
- Questions/answers
- Public comment

# Brisbane Baylands Investigation Areas and Regulatory Agencies

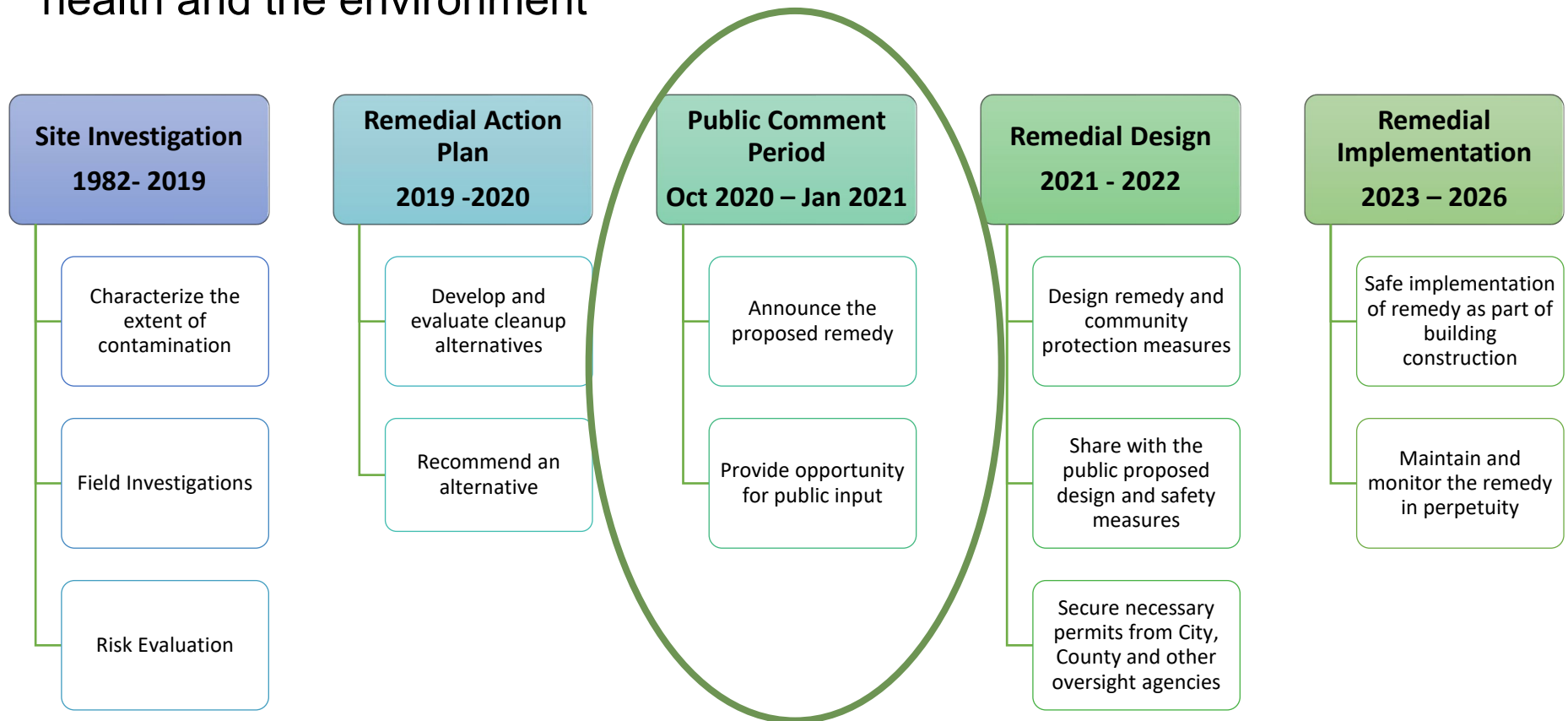
## Legend

-  Schlage OU (DTSC)  
UPC OU-SF (DTSC)
-  UPC OU-SM (DTSC)
-  OU-2 (Water Board)
-  Brisbane Landfill (Water Board)



# Overview/Cleanup Process

The Water Board seeks to preserve, enhance and restore the quality of California's water resources and drinking water for the protection of public health and the environment



# Site History

Date	Activity
1896 - 1914	Southern Pacific (SP) purchased the Site and placed fill over the area
1914 – 1982	SP used Site as railroad switching yard and performed locomotive maintenance
1982 – today	Site unused and remained vacant, except for Industrial Way properties which continue to be occupied by commercial/industrial tenants
1989	Tuntex, USA (now known as Sunquest Properties, which is a subsidiary of UPC) purchased the property
2018	Measure JJ approved allowing the Site and surrounding properties to be redeveloped for mixed residential, commercial and public uses

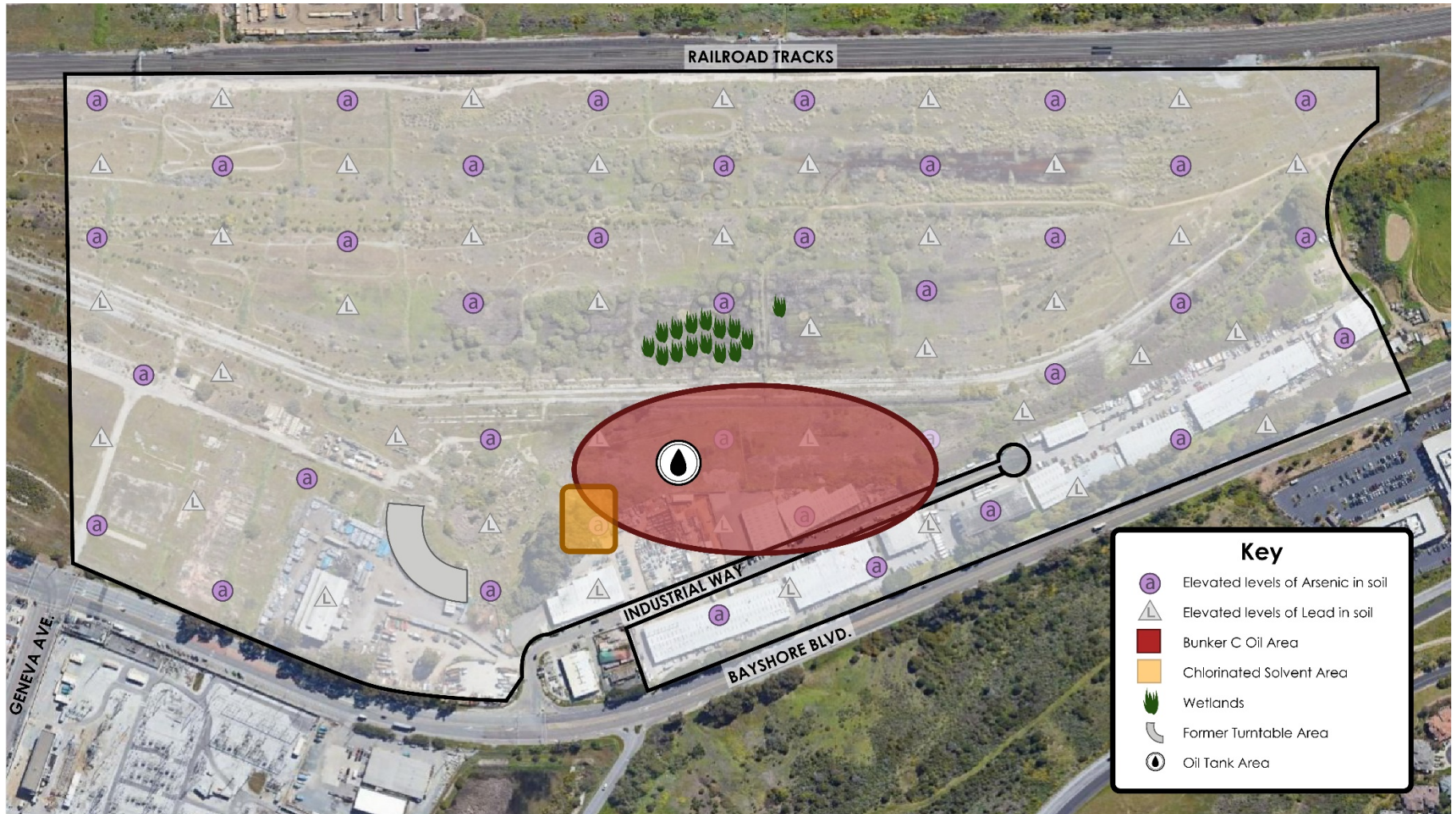
# Environmental Investigations

- Numerous investigations since 1982
- 2018/2019 data gap investigation
  - 100 x 100-ft grid
  - Over 1,120 samples collected
  - Ensured all contaminants accounted for
- Groundwater monitored using a network of 44 wells
- Contaminants of concern
  - Arsenic and lead in soil
  - Bunker C oil in soil and groundwater in one area
  - One area with volatile organic compounds (VOCs) in soil and groundwater
- Site protective of public health under current uses, but remediation needed to allow for redevelopment





# Environmental Investigations





# Proposed Development



## LAND USE SUMMARY

-  RESIDENTIAL
-  HIGH TECH OFFICE & HOTEL
-  LIFE SCIENCE CAMPUS
-  FUTURE OFFICE CAMPUS



# Remedial Alternatives Considered

Activity	Alt. 1	Alt. 2	Alt. 3	Alt. 4
No action	✓			
Land use controls and engineering controls (e.g., land use covenants, operation and maintenance agreements, etc.)		✓	✓	✓
Monitored natural attenuation (contaminants naturally break down over time)		✓		
Soil capping (covering soil with clean fill and/or hardscape)			✓	
Excavation with relocation and/or off-site disposal			✓	
Excavation with off-site disposal				✓
Optional soil treatment after excavation			✓	
In place groundwater treatment and monitoring			✓	✓

# Preferred Remedy

- Place a minimum of five-foot thick layer of clean soil or other durable hardscape protective cover over contaminants across the entire site
  - Any soil brought on-site as cover material will be analyzed and tested prior to import to confirm that it is suitable
  - Only clean fill will be imported to the site
- Excavate impacted soil where the protective covers cannot be placed and either consolidate that soil in a new location under a protective cover or safely dispose of it off-site
- Excavation and off-site disposal of VOC-impacted soils
- Treatment of groundwater to breakdown VOC contamination and ongoing groundwater monitoring
- Soil vapor testing prior to building construction and installation of soil vapor mitigation systems where needed
- Land use restrictions and ongoing monitoring and maintenance

***The proposed remedy is designed to protect the health of on-site users, the general public and the environment***

# Next Steps

- The Water Board is accepting public comments on the draft cleanup plan through January 31, 2021
  - Response to Comments document distributed to all those who commented after the close of the comment period
- Water Board approves, modifies or denies the draft cleanup plan
- Preparation of Remedial Design and Implementation Plan called an RDIP
  - RDIP will have site specific details, plans and community protection measures
- Water Board updates community on final plans through fact sheet and community meeting
- Permits secured for remediation activities
- Water Board issues work notice prior to start of remediation

# Remedial Design and Implementation Plan

Should the FS/RAP be approved, a RDIP would be prepared that includes:

- Details about each remediation activity
- A detailed truck route to/from the site
- Construction drawings, technical specifications and a construction quality assurance plan
- A health risk assessment for on-site construction workers and the community
- A storm water pollution prevention plan
- A site-specific health and safety plan to protect the community and environment during remediation work that includes:
  - Dust and odor control measures
  - Dust and air quality monitoring procedures
  - Noise and vibration controls and monitoring
  - Truck traffic controls



# Air Quality

- Site-specific plan will be developed as part of RDIP
- Dust control measures
  - Keep soil damp with water
  - Plastic sheeting to cover stockpiles
  - Limit equipment idling times
  - Limit truck traffic speeds on unpaved roads
  - Cover trucks and clean tires and undercarriages
  - Wet power vacuum street sweeper
- Air quality monitoring
  - Monitors along site perimeter
  - Hand-held devices providing real-time data
  - Dedicated staff to track, measure and interpret data
  - If conservative safety levels exceeded, stop work and take appropriate measures to fix situation
  - All sampling data, including any exceedances, reported to regulatory agencies



# Schedule

Activity	Date
Public comment period	October 28, 2020 – January 31, 2021
Public meeting	November 18, 2020
Water Board responds to comments	Early 2021
Master Plan / Specific Plan / EIR / Remedial Design Preparation	2021 – 2022
Water Board fact sheet on design / Permitting	Late 2022
Water Board work notice	2023
Remedy and building construction	2023 - 2026

# Public Comment Period: 10/28/20 – 1/31/21

Community members can provide input via:

- Comment cards
- Verbal comments later during tonight's meeting
- Email
- Mail

Please send comments to:

Vic Pal, Water Board Caseworker  
1515 Clay Street, Suite 1400  
Oakland, CA 94612

[Vic.Pal@waterboards.ca.gov](mailto:Vic.Pal@waterboards.ca.gov)

# Information Repositories

## **Brisbane City Hall**

50 Park Place

Brisbane, CA 94005

Mondays and Thursdays

9 a.m. to 1 p.m.

415-508-2120

Please ask for the document at the front desk (COVID-19 protocols will be in place and a mask must be worn)

## **Online Access**

[www.BaylandsOU2.com](http://www.BaylandsOU2.com)

[www.geotracker.waterboards.ca.gov/search.asp](http://www.geotracker.waterboards.ca.gov/search.asp)

(Search for case ID/Global ID T10000000103 and then click the Report link)

# Thank You

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