

BBCAG meeting Jan 20, 2015

Members Present: Dana Dillworth, Mary Gutekanst, Clara Johnson, Terry O'Connell

Representing DTSC: Wayne Hagen

Representing UPC: Howard Pearce

Presentation by Jonathan Piakis, Industrial Hygienist, Air, Noise, Smoking, Water, and Radiation Program, Environmental Health Section, SF Dept. of Public Health

Mr. Piakis described Article 38 of the SF Health Code as a Health Protective Measure. The CA Air Resources Board recommends that sensitive uses be avoided within 500 feet of busy roads, because air quality could be poor. In such areas, enhanced ventilation measures may be recommended. A SF Chronicle article published on July 15, 2014 (copy attached) described the history of Article 38 and the air quality problems experienced by individuals who live near freeways and high traffic areas.

Mr. Piakis spoke about the health risks of air pollution and passed out a flier, "Effects of Common Air Pollutants" (copy attached). In addition to respiratory effects, air pollution is responsible for adverse cardiovascular effects. Mr. Piakis pointed out that cardiovascular problems are the leading cause of death in SF.

The SF Department of Public Health publishes an "Air Pollutant Exposure Zone Map" (copy attached) which shows areas of the city that are expected to have large amounts of air pollution. The map is based on computer modeling of vehicle traffic, air traffic, stationary air pollution sources (emergency generators are a big contributor), high numbers of hospitalizations, and other factors. The model predicts areas in which the most dangerous particulates (particulate matter that is less than 2.5 microns in diameter) exceed .2 micrograms per cubic meter (expressed as $PM_{2.5} > .2\mu g/m^3$). Mr. Piakis explained that $PM_{2.5}$ is used as an indicator that other harmful pollutants (such as sulfur oxides, nitrogen oxides) are present.

Within the "Air Pollutant Exposure Zone," developers of residential and sensitive uses (schools, day care, etc.) must enhance ventilation in buildings to produce an 80% reduction in $PM_{2.5}$ (equivalent to a MERV 13 filter).

The map shows elevated air pollution levels around highways 101 and 280, around the Embarcadero, in the South of Market area, and in the Bayview. The Executive Park area near Candlestick is also included. Mr. Piakis said the Department would like to be able to use air samples to define high pollution areas, but it is now cost-prohibitive.

San Francisco has also begun a small pilot program to improve indoor air quality in existing housing.

Amendments to Article 38 approved in 2014 improved the program in several ways: it simplified the process for developers; improved air pollution modeling; required disclosure from building owners/developers; required that the map be updated every 3-5 years; included buildings that undergo change of use or major renovation; and other measures.

Mr. Piakis noted that a Clean Construction Ordinance is now under consideration, and would further improve community health.

SF portion of UPC Baylands property: update by Howard Pearce, UPC, and Wayne Hagen, DTSC

Wayne distributed the "Schlage OU Remediation Activities Monthly Update, January, 2015" (copy attached).

A remedial action plan (RAP) has been certified for the Schlage portion of the site. The northern area of the Schlage site has been cleared for development with some restrictions, including a prohibition on residential uses on the first floor. The northern part of the Schlage site will be the first area to be developed.

On the very northern end of the site, in the Schlage administration building, UPC will investigate getting approval for development with no restrictions. Community members have expressed an interest in a child care facility in the administration building. The Union Pacific RR owns the administration building, and it is not known if they will agree to soil testing under the building.

Under the terms of agreements with the City of SF, 25% of the admin building has to be devoted to public use.

Dana asked if cadmium had been found close to the admin. building. Howard said the cadmium may have come from bricks.

The southern end of the Schlage site, where VOCs are still present in the groundwater, will need to undergo more soil gas testing before development. UPC does not plan to begin development of this area until the northern part is developed, perhaps 3-5 years from now.

East of the Schlage area, on the railyard portion within San Francisco, DTSC had send out a work notice in September for grading on the site. DTSC is preparing another work notice, because the grading did not occur when it was originally scheduled. Grading is expected to begin around Feb. 1. Soil is contaminated with lead arsenate. Soil that is within two feet horizontally of groundwater will be moved and covered with three feet of clean soil. When the area is completely developed, this soil will be paved over.

Mr. Pearce noted that almost the entire site will be hardscape when development is finished. UPC is required to reduce stormwater runoff by 25%, and is looking at possible methods of doing that, including green roofs and/or cisterns.

Mr. Pearce said UPC would like to get started on a Remedial Action Plan for OU1 in Brisbane. (OU1 is the railyard area on the northwest end of the Brisbane Baylands.)

Meeting schedule

Chair Mary Gutekanst said that she and Clara Johnson proposed scheduling meetings in April or May, and in October. Since so many members were unable to attend this meeting, Mary said she would poll the interested parties about their preferences before deciding on dates.