

## FAQs SHEET RELATING TO MISSION BAY CAMPUS CHILD CARE CENTER TOWN HALL MEETING HELD JUNE 20, 2013

- What is the Mission Bay Risk Management Plan or RMP?

Answer: The RMP for Mission Bay was developed in 1999 and provides the specific protocols for managing the chemicals in soil and groundwater at the site in a manner that is protective of human health and the environment. A copy of the RMP can be found at the following link:

[http://www.campusliveservices.ucsf.edu/childcare/35/ucsf\\_mission\\_bay\\_child\\_care\\_center\\_block\\_18\\_surcharge\\_project](http://www.campusliveservices.ucsf.edu/childcare/35/ucsf_mission_bay_child_care_center_block_18_surcharge_project)

- Who approved it?

Answer: The California Environmental Protection Agency (Cal/EPA) designated the San Francisco Regional Water Quality Control Board (RWQCB) as lead agency for the Mission Bay site. The RMP was approved by the Water Board. Significant input on the development of the RMP was also provided by the Department of Toxic Substances Control (DTSC) and the San Francisco Department of Public Health (SFDPH).

- What has been detected in Mission Bay soils?

Answer: The primary environmental contaminants encountered in Mission Bay soils include mid-to-heavy end petroleum hydrocarbons (diesel and motor oil ranges) and metals (particularly chromium, copper, lead, and nickel). The RMP was designed to limit exposures to such compounds in soil prior to, during, and after site redevelopment.

- Are there any impacts to health or the environment from exposure to site soils?

Answer: There are minimal exposures to site soils as long as the RMP is followed.

- What has been detected in Mission Bay groundwater?

Answer: The primary environmental contaminants present in Mission Bay groundwater are mid-to-heavy end petroleum compounds and metals. There are very few, and low, detections of volatile compounds in groundwater. The Environmental Covenant for Mission Bay prohibits the use of groundwater for any purpose.

- Are there any impacts to health or the environment from exposure to site groundwater?

Answer: As groundwater is largely free of volatile organic compounds, and the utilization of groundwater is prohibited, there are no exposures to impacts in site groundwater.

- What RMP considerations or actions were taken prior to placing the daycare center in its current location?

Answer: In compliance with the RMP Section 4.5 (“Process for Selecting and Approving a Daycare Center and/or School Location”), UCSF requested that Iris Environmental research the site history and prepare a risk evaluation assessing the proposed location. Soil and groundwater data from Block 18A, and surrounding areas, were compared to residential Site-specific Target Levels (SSTLs) contained in the RMP and found to be well below health-based thresholds of concern. In addition to the site’s asphalt cap preventing access to soil and groundwater, the elevated modular structure was thought to provide additional benefit. The risk assessment was submitted to, and approved by, the San Francisco Department of Public Health (SFDPH) and the San Francisco Bay Regional Water Quality Control Board (RWQCB). A copy of the risk evaluation, conducted in 2004, can be found at the following link:

[http://www.campusliveservices.ucsf.edu/childcare/35/ucsf\\_mission\\_bay\\_child\\_care\\_center\\_block\\_18\\_surcharge\\_project](http://www.campusliveservices.ucsf.edu/childcare/35/ucsf_mission_bay_child_care_center_block_18_surcharge_project)

- How does the RMP protect health for parcels prior to development?

Answer: As a component of the RMP, an evaluation of surface soil contaminants was performed to assess the long-term potential for exposures from undeveloped parcels. Risks to potential receptors were found to be acceptable when evaluated for direct contact (fugitive dust, soil ingestion, and dermal contact) for an extended 25- to 30-year period. In addition, the RMP requires fencing surrounding undeveloped (and unpaved) exposed native soils, further reducing the potential for exposures.

- How does the RMP protect health during soils movement?

Answer: The RMP requires numerous dust control protocols (as required by the Bay Area Air Quality Management District [BAAQMD]). The following mandatory dust control measures are required on all Mission Bay redevelopment sites:

- Water all active construction areas at least twice a day or as necessary to prevent visible dust plumes from migrating outside of the parcel under development.
  - Enclose, cover, water twice daily, or apply (non-toxic) soil binders to exposed construction stockpiles. Management measures for stockpiles stored for more than 30 days involve covering or hydroseeding.
  - Mist or spray water while loading transportation vehicles.
  - Minimize drop heights while loading transportation vehicles.
  - Use tarpaulins or other effective covers for trucks carrying soils that travel on streets.
  - Pave, apply water three times per day, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
  - Sweep daily all paved access routes, parking areas and staging areas.
  - Sweep street daily if visible soil material is carried onto public streets.
- How does the RMP protect health from temporary stockpiles?

Answer: The RMP requires that measures be implemented to control dust generation, erosion and unauthorized access. Dust generation is controlled through the use of a cover, or an alternative method that provides equivalent protection. Erosion is controlled through covering and the implementation of a site-specific Storm Water Pollution Prevention Plan (SWPPP).

Access is controlled through the use of six-foot chain link fences or equivalent with lockable gates, or other appropriate barrier.

- Who is responsible for implementing the RMP?

Answer: The owner and/or lessee. In the case of the daycare center and surrounding campus, the responsible party is UCSF.

- Who are the oversight agencies?

Answer: The lead agency for the Mission Bay Project Area is the RWQCB. Certain specific activities (e.g., underground storage tank removals) may require permits and/or oversight of the SFDPH.

- Are the RMP methods for preventing exposure to soils during soils movement state of the art today?

Answer: Yes. At the time the RMP was developed (1999), large redevelopment “Brownfield” sites were generally lacking a consolidated management “bible” for the mitigation of environmental risks to site occupants and visitors during various stages of a long-term project buildout. The Mission Bay RMP was one of the first of its kind approved by California regulatory agencies, and has been replicated at numerous California sites. The RMP methods for preventing exposure to soils during soils movement remain state of the art today.

- What is surcharging and why does UCSF surcharge at Mission Bay Campus?

Answer: UCSF has a policy to surcharge open-space areas on the Mission Bay Campus. Surcharging is an engineered process that causes soil settlement to occur within a concentrated period instead of occurring naturally over a period of many years.

The Mission Bay redevelopment area is naturally settling at a gradual rate since the underlying clay material is gradually being dewatered and compressed. This settlement causes damage to utility lines, sidewalks, and roadways when they crack and separate. The engineered settlement process allows for up to 3 to 4 feet of settlement to occur within 10 to 12 months which significantly reduces or eliminates the cracking and failure of the utilities and pavement.

The surcharging process involves installing drainage wicks into the underlying clay soils and then placing 10 to 12 feet of soil on the wicks. This causes water that is trapped within the underlying clays to be squeezed out (and ‘wicked’), which results in the settlement of the soil.

- How long will the surcharge pile stay next to the daycare center?

Answer: The Surcharge pile will be next to the Child Care Center for a period of up to 12 months.

- Where did the soil in the surcharge pile come from?

Answer: The soil is from UCSF Mission Bay construction projects and clean imported fill.

- What does UCSF know about the condition of those soils?

Answer: The soil has been tested for chemical compounds at various times over the past several years.

- How do you sample a heterogeneous stock pile?

Answer: The California Department of Toxic Substances Control has developed guidelines for sampling soil stockpiles which require collecting composite samples from all portions of a stockpile. UCSF follows these guidelines when sampling stockpiles.

- How do you prevent exposure to dirt in the pile?

Answer: See answers provided above.

- What other construction activities will be taking place near the daycare center?

Answer: UCSF utilizes an entrance road directly north of the Shuttle Parking lot to enter the undeveloped land, and for contractor access to parking, lay-down, etc.

- What will be built next to the daycare center? Timing?

Answer: Alexandria Real Estate Equities owns a large parcel of land directly opposite the Child Care Center, across Owens Street (currently a garden). A large building is planned to be constructed on this parcel at some future date (date yet to be determined). On 7/11/13 the University learned through the SF Business Times of the updated development plans for this building (<http://www.bizjournals.com/sanfrancisco/blog/2013/07/kaiser-to-abandon-potrero-hill-clinicv.html>)

Alexandria also owns a parcel directly north of the 1500 Owens Street building, again to be developed at some future date.

Additionally, UCSF owns the land on which the Child Care Center is located, as well as all the land immediately to the north and east of the Center. This land will be developed with utility infrastructure and buildings, at an undetermined future date.

- What about exposures to diesel exhaust?

Answer: The State of California has a "No Idling" regulation to minimize exposure to diesel exhaust. UCSF's construction work restrictions reiterate this State regulation and UCSF's construction managers periodically remind contractors of this regulation.

- What about exposures to noise?

Answer: UCSF complies with the RMP's construction work restrictions requiring contractors to perform any noisy work after 8:00 AM. However, as a practical matter and specific to the Child Care Center, when contractors needed to jack-hammer concrete near the Child Care Center they did not perform this work from Noon to 2:30 PM pursuant to a request by the Child Care Center.

- What about physical hazards?

Answer: Movement of the soils in the stockpile adjacent to the Child Care Center will not occur while the Child Care Center is operating. Additionally, fences prevent public access to the construction sites, thereby mitigating the potential for exposure to the physical hazards of construction.

- What additional precautions is UCSF taking relating to the surcharge project?

Answer: Although it is not required by the RMP, UCSF utilizes truck wheel washing as necessary, and adds fence screening to mitigate dust migration.

- How do we monitor compliance of the contractors for the various mitigation measures required in the RMP during construction projects?

Answer: Contractors are required to complete a 30 point checklist on a daily basis for the RMP mitigation measures. UCSF's construction managers conduct daily visits to review the construction work and verify that the contractors are performing the required RMP mitigation measures.

- Why was the stockpile north east of the daycare not covered or watered daily per the RMP from May 16, 2013 to May 19, 2013?

Answer: The southern and western sides of the Surcharge pile were uncovered during the period from approximately March 27 through May 21, 2013 so that the soil could be moved to allow drainage wicks to be installed. Contractors watered the uncovered pile and any other exposed soil *"at least 2 times per day or as necessary to prevent visible dust plumes"* as required by the RMP. Contractors recovered the pile from May 22 to 24, 2013 when UCSF notified the contractor that the Surcharge project was being suspended.

- Why was the existing Surcharge pile uncovered during periods from May 2011 through May 2013?

Answer: The Surcharge pile has been used to stockpile soil from construction projects during this time period. Contractors uncovered portions of the pile and placed additional soil on the pile or relocated portions of the pile to access these areas. As required, they watered uncovered portions of the pile and then recovered the pile after the work on the pile was completed.

- Why were trucks not covered as required by the Risk Management Plan?

Answer: In February 2013, soil from the Building 19A project was off-hauled from the Surcharge pile. The haul trucks were covered with tarps as they left the site. No soil has been off-hauled during the period from March through June 2013 as part of the Surcharge project.

- Is the Child Care Center drinking water safe?

Answer: The Mission Bay Campus Child Care Center's drinking water comes from the City and County of San Francisco, which is supplied by the Hetch Hetchy Regional Water System. According to the San Francisco Public Utilities Commission, "[t]he water in San Francisco is not only some of the crispest water found on the planet, it's safe to drink and probably safer than bottled." [www.sfwater.org](http://www.sfwater.org)