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To: Ms. Stephanie Cushing , MSPH, CHMM, REHS
Director of Environmental Health
San Francisco Department of Public Health

From: Jeff Ludlow, PG, Principal
Dustyne Sutherland, Senior Project Scientist

Date: 14 September 2017

Project: 801 Brannan Street – MOH Parcel
San Francisco California
Langan Project No. 731615201
SMED No.985

Subject: MOH Parcel Temporary Cap Amendment

Per our discussion on 1 September 2017, Langan Engineering and Environmental, Inc. (Langan) has prepared this memorandum to request that the San Francisco Department of Public Health (SFDPH) approve the amendment of the temporary cap that was placed at the Mayor's Office of Housing (MOH) parcel of the 801 Brannan Street property (site) (Figure 1). Per City and County of San Francisco Ordinance No. 155-13, the site is located in an area that is subject to the requirements of the San Francisco Public Health Code Article 22A (Maher Ordinance) which is overseen by the SFDPH.

Site Description

The approximately 5.21-acre, rectangular-shaped site is located on the south side of Brannan Street, between 7th Street and 8th Street, and has dimensions of approximately 300 feet by 725 feet. Approximately 4.34 acres of the site was developed by Archstone Concourse LLC with a 6-story residential structure with commercial spaces, residential units, and parking garages on the ground floor, as well as publically accessible open space. Site construction activities including soil excavation and off-site disposal were completed in accordance with the procedures outlined in Langan's *Site Mitigation Plan, 801 Brannan Street, San Francisco, California* dated 26 March 2014 (SMP) which was approved by the SFDPH in their letter dated 25 June 2014. In addition a methane mitigation system (MMS) was installed during construction of the residential complex to mitigate the risk of potential methane intrusion from beneath the floor slabs. The remaining approximate 37,000 square foot (sf) parcel at the northeast corner of the site will be dedicated to the MOH of the City and County of San Francisco to be developed at a future date (Attachment 1).

Previous investigations at the site found fill material that contained elevated concentrations of lead, petroleum hydrocarbons, and low concentrations of petroleum related volatile organic compounds as a result of the placement of soil and debris generated from the 1906 earthquake and fire and past industrial uses at the site. The fill material contains lead that exceeds State of

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California hazardous waste threshold concentrations that required special handling and disposal during construction.

Temporary Cap

As presented in Langan Treadwell Rollo's letter *801 Brannan Street, San Francisco California* dated 19 November 2014, the SFDPH approved temporary cap for the MOH included a 2-feet thick cap of crushed concrete grindings from the former building that was demolished at 801 Brannan Street. Langan Treadwell Rollo sampled the crushed concrete grindings prior to placement of this temporary cap. Results of the concrete sampling were presented in Langan Treadwell Rollo's letter *Temporary Cap at MOH Parcel* dated 4 May 2016. The temporary cap material was approved in the SFDPH's letter dated 7 August 2015. To provide a clear visual boundary between the underlying fill material and the temporary cap a demarcation layer, such as a non-woven geotextile fabric, was required to be placed prior to placement of the temporary cap.

In April 2015 the MOH parcel demolition and grading activities were completed. In May 2015, the 2 foot temporary cap was placed and compacted on top of the fill material without a demarcation layer. In addition, two asphalt parking areas (8,008 and 6,120 sf) were constructed above the temporary cap to provide Balfour Beatty Construction with parking and construction staging areas. Photographs of the temporary cap placement are presented in Attachment 2. As presented in the photographs there is a distinct color and material grade change between the underlying fill material and the temporary cap. The observed color change is from brown to light grey and the grade changes from typical earthquake fill comprised of sand with varying amounts of silt, clay, gravel, concrete, brick, and wood fragments to crushed concrete. To mitigate the risk of direct contact with underlying soil, future development plans at the MOH will include removal of the temporary cap and construction of the SMP approved permanent cap which will include either 1) concrete building foundations 2) concrete paved walkways, or 3) a cap of 2 feet of clean soil underneath landscaped areas and areas covered with permeable pavers.

Langan requests that the SFDPH provide written approval for the amendment to the MOH temporary cap. Please contact Dustyne Sutherland at 415.955.5283 or dsutherland@langan.com if you have any questions or comments.

Attachments

Figure 1

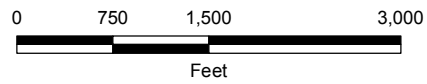
Attachments 1 and 2

FIGURE



Notes:

1. Aerial provided by Near Map, 2017.
2. Map displayed in California State Plane Coordinate System, Zone III, North American Datum of 1983 (NAD83), US Survey Feet.



801 BRANNAN STREET
San Francisco, California

LANGAN

SITE LOCATION MAP

Date 9/11/2017

Project 731615201

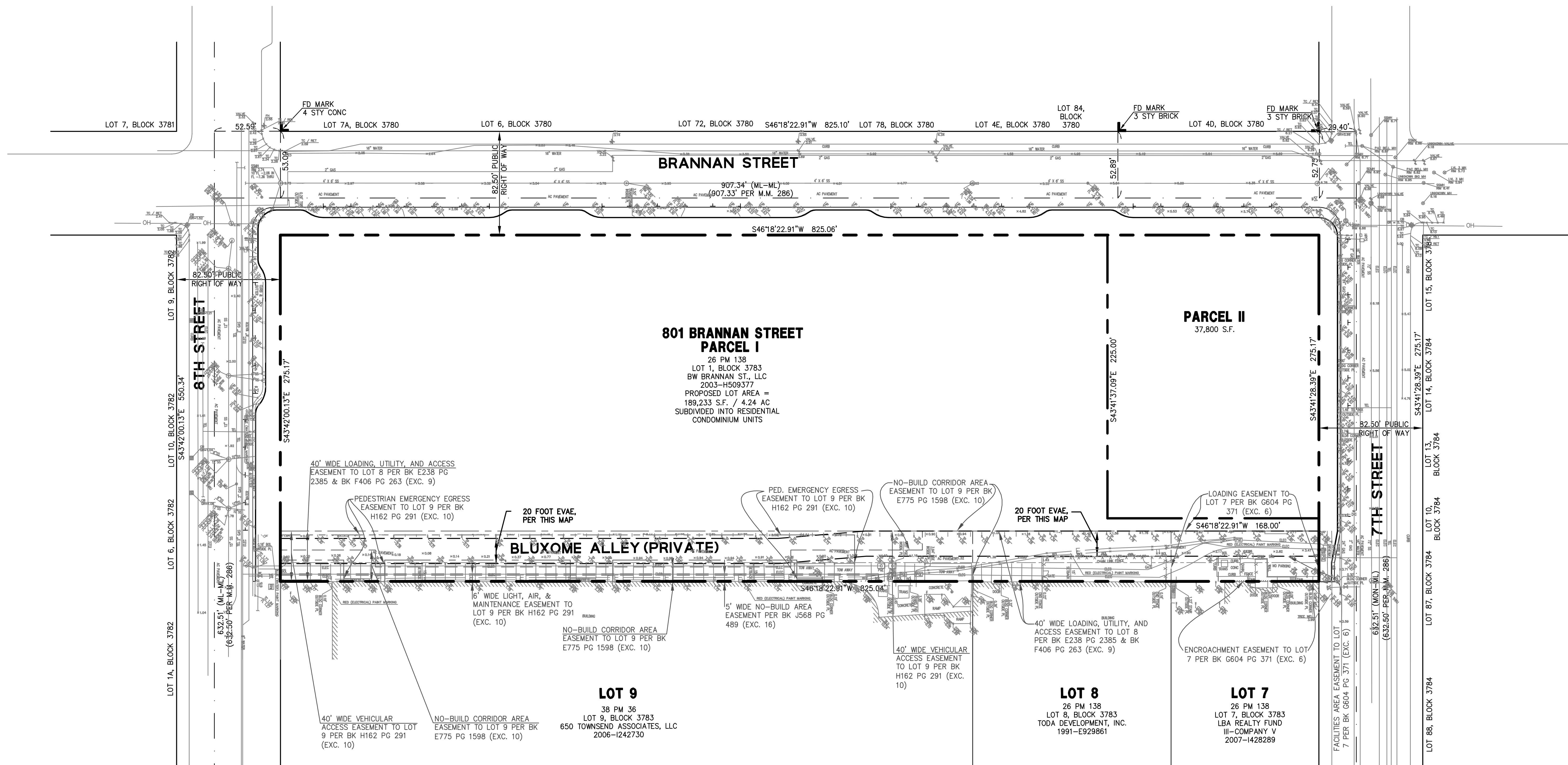
Figure 1

ATTACHMENT 1

**801 BRANNAN STREET
TENTATIVE FINAL MAP
PROPOSED BOUNDARY**

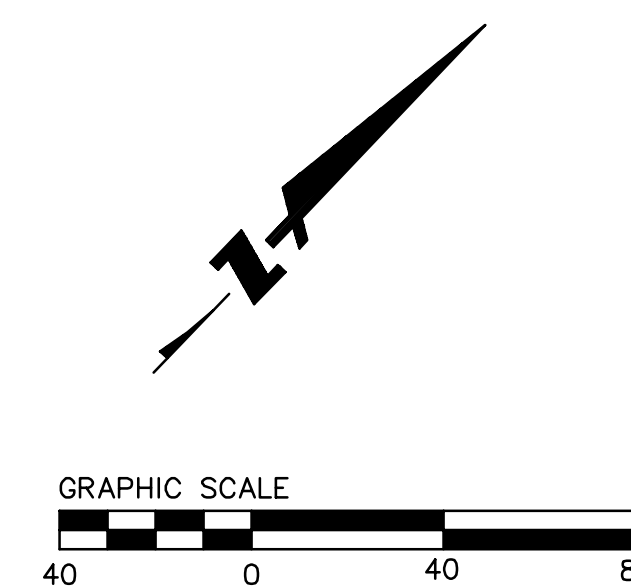
CITY OF SAN FRANCISCO

Drawing Number		Date	05/01/2014	No.	Revisions
Scale		1"=40'			
Design		AS			
Drawn		LW			
Approved		SN			
Job No.		20130127			



NOTES

1. THE CURB LOCATIONS ARE SHOWN FOR INFORMATION ONLY. THE LOCATIONS MAY VARY WITH DETAILED BUILDING DESIGN.
2. OVERHEAD TRANSMISSION OR SERVICE WIRES MAY BE UNDERGROUNDED WITH THE PROPOSED BUILDING.



ATTACHMENT 2



Photograph 1: 5/11/15 – Facing south. Concrete crusher operated by Ferma Corporation Crushed concrete piles that was used as the temporary cap material. Concrete piles are light grey in color compared to the brown earthquake fill.



Photograph 2: 5/12/15 – Facing north. Close-up of crushed concrete piles that was used as cap material.



Photograph 3: 5/13/15 – Facing northeast. Gravel is placed prior to asphalt paving.



Photograph 4: 5/15/15 – Facing west showing different colors of the asphalt parking lot (foreground), crushed concrete layer (west) and earthquake fill (northwest).



Photograph 5: 5/18/15 – Facing west showing completed asphalt parking lot, crushed concrete partially laid down for the part of the MOH parcel and the earthquake fill further northwest.



Photograph 6: 5/20/15 - Facing northeast illustrating crushed concrete layer over MOH parcel.



Photograph 7: 5/22/15 - Facing southeast. Excavated test pit for the collection of confirmation soil sample CS-2-05-22-15.



Photograph 8: 5/22/15 – Bottom of test pit from Photograph 6 showing the color and grade change between the crushed concrete cap material and the earthquake fill.