

## **Proposed Environmental Land Use Controls (LUCs)<sup>1</sup> for Buildings 923-937 in the West Crissy Field Area (November 10, 2004)**

The California Environmental Protection Agency (Cal EPA) requires Land Use Controls (LUCs) when the land at an area is not remediated to residential cleanup levels, the most stringent human health cleanup levels. LUCs restrict activities and site access so uses of the site are compatible with cleanup levels achieved for the particular site.

Unrestricted Land Use Area - Building 920 and several buildings in the Cavalry Stables area (e.g., Buildings 662, 669, etc.) presently have soil contaminated with metals (lead, chromium, or cadmium) or petroleum hydrocarbons. The Trust plans to cleanup such soil contamination to residential (i.e., unrestricted) cleanup levels by the end of 2005. Certain areas in the vicinity of Building 920 and Building 662 may be subject to Low Temperature Thermal Desorption (LTTD)-treated soil management requirements as more fully described below.

Restricted Land Use Area - Soils at Buildings 923 to 937 have been remediated in the past to recreational and commercial levels as required for the uses designated by the governing Presidio land use plans. Because the Trust does not anticipate any further soil remediation in the vicinity of these buildings, land use controls are required for protectiveness of future users of the area. To identify pertinent restrictions for the Building 923/937 area, these buildings are sub-divided into two zones, with restrictions specified by zone. See attached map for location information regarding each zone.

### **Buildings 923-937 Area Land Use Control Zone**

Use Restriction –Uses such as housing, schools, hospitals, and day care facilities, are prohibited.

Cover Requirements – Area must remain covered with buildings, pavement, or at least 2 feet of clean fill in any landscaped areas.

Excavation and Subsurface Disturbance Requirements – For activities involving excavation and subsurface disturbance in this area, Trust approval and worker protections are required, including adherence to the provisions of a health and safety plan that is in accord with applicable health and safety standards.

---

<sup>1</sup> The proposed LUCs do not address concerns associated with potential environmental contamination inside or on the West Crissy buildings (e.g., light ballasts, asbestos and lead-based paint). The basis for the proposed environmental LUCs are described in the document entitled *Crissy Field Operable Unit 4 Implementation Report, Presidio of San Francisco* dated July 2004, which is available in the reference documents for the West Crissy Request for Proposals.

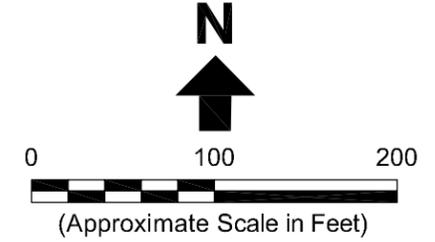
Soil Reuse, Disposal, and Confirmation Sampling Requirements – All excavated soil must be tested for contaminants of concern, including metals and petroleum hydrocarbons, before any such soil can be reused at the Presidio or disposed off-site.

Imported Clean Fill Requirements - Any fill soils to be imported to the site must be tested for appropriate contaminants of concerns. Prior to placement of such clean fill, such fill must be determined to meet Presidio Trust cleanup levels for unrestricted use.

Low Temperature Thermal Desorption (LTTD)-Treated Soil Management - All LTTD-treated soils must be managed in accordance with the Trust's LTTD Soil Management and Tracking Plan, dated 1 November 2004, which is available in the reference documents for the West Crissy Request for Proposals. Locations of LTTD-treated soils are shown on the attached map.

#### **Buildings 923-937 Ecological Zone Land Use Control Zone**

Restricted public access -- Due to steep terrain, the presence of some chemicals of concern, sensitive natural resources such as wetlands and serpentine soils and the naturally occurring asbestos and metals inherent in such soils, public access is restricted.

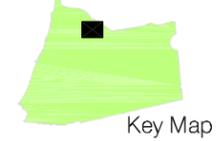


- Legend:**
- Excavation Location with LTDD Treated Soil in Backfill
  - Area A / B Boundary
  - Land Use Control Area
  - 661 Existing Building
  - 974 Former Building

**D R A F T**

**Abbreviations:**  
 LTDD = Low Temperature Thermal Desorption

- Notes:**
1. All locations are approximate.
  2. Basemap provided by the Presidio Trust.
  3. Horizontal Datum: NAD 27, CA State Plane Coordinates, Zone 3, feet Vertical Datum: Presidio Lower Low Water (ft. PLLW).



**Erler & Kalinowski, Inc.**

Building 923/937  
 Land Use Control Area



Presidio Trust  
 San Francisco, CA  
 November 2004  
 EKI A000003.08

Figure 1