

Making the Best Use of Resources

One of the ways the Department serves communities is by encouraging remediation of vacant property. Often this property includes buildings that have lost their community value and have become a hovel for the homeless, a playground for unsupervised children and a community eyesore.

This year, in San Francisco, that scenario was not played out, as vacant buildings that used to house the Schlage Lock Company became a valuable training ground for the San Francisco Fire Department (SFFD) while awaiting demolition, making a case for positive reuse in place of neighborhood blight.

The Schlage Lock Company opened its Visitation Valley facility for manufacturing locks and door hardware in 1926, expanding over a period of 40 years. By 1967, the company's operation had grown to five separate plants on over 12 acres. In 1974, Schlage Lock was acquired by Ingersoll-Rand, which stopped all manufacturing at the facility in December 1999. Since then, the buildings have stood vacant, an eyesore on Bayshore Avenue.

Universal Paragon Corporation took ownership of the Schlage Lock property in May 2008 and, together with Brownfield Partners, entered into a joint consent agreement with DTSC. Brownfield Partners hired MACTEC to perform the cleanup of the property. While the buildings were awaiting demolition, Brownfield Partners approached the San Francisco Fire Department about using the abandoned buildings for training.

The former pride of the community was a picture of desolation one chilly morning this past June as Senior Engineering Geologist **Brian Lewis**, Engineering Geologist **Gerard Evans** and Public Participation Specialist **Wayne Hagen** went to the site to watch the fire training. Bright red fire trucks and yellow caution tape painted the abandoned properties that had served as a training ground for the past two months.

"It struck me that this is a great and innovative use of resources," said Wayne, "to allow these vacant, about-to-be demolished buildings used as training areas for local fire and police departments who find these opportunities few and far between."

"It continues the idea of community protection," said Project Manager **Virginia Lasky**. "It is a great example of how we can encourage, in conjunction with the responsible party, to do similar things, while waiting for cleanup to occur."

"DTSC facilitated this action by encouraging and fostering reuse of buildings before remediation," said Brian. "We are able to support and encourage beneficial use during the transition period of remediation for beneficial use."

"It was fantastic," said SFFD Public Information Officer Mindy Talmadge, "Our training staff was elated to have this site. It was a large enough place to set up scenarios and bring in a wide variety of equipment."

The buildings' old age provided many unique opportunities for specialized training. Over 600 San Francisco Firefighters trained in a variety of techniques including:

* **2½-inch hose deployment.** SFFD adopted the 2½-inch hose for high-rise buildings. Schlage's three-story office building was perfect for crews to learn the skills needed to snake maneuver the new larger hoses through offices and connecting floors.

* **Roof Entry.** Older buildings have thicker roofs with different layers of materials. The Schlage Lock buildings allowed roof entry operations training. After one memorable exercise, Captain Jose Velo told the men, "If we can cut through that roof we can cut any roof in the city!"

* **Rollup doors.** Firefighters were able to practice different techniques to use the minimum number of cuts for the maximum opening on different styles of warehouse rollup doors.

* **Confined space rescue.** This training simulated rescuing someone from a collapsed building safely by propping and shoring up walls.

The training opportunity translated immediately into the field as one exercise identified a safety issue with a piece of equipment. The day after resolving the issue, SFFD responded to an incident where they were able to apply what they had learned.

SSF's Captain Velo gushed his appreciation. "It was an incredible experience. I don't think in my 15 years with the department that we have had such a variety of buildings to practice in and with. The value that it brings to the department is the ability to put out a fire faster and rescue people faster."

The San Francisco Police Department's Tactical Company also conducted training at the site, for over two months, on equipment skills, team tactics and operational procedures.

"We greatly appreciate Universal Paragon Corporation and Brownfield Partners allowing us to use the old factory and warehouse buildings at Schlage," said Brien Hoo, Tactical Training Sergeant. "Access to the buildings offered our teams a valuable, real-world setting for our training program. The last time our unit had

this type of training was in 2003 when Valencia Gardens was being torn down, and we had that for a total of only three days."

Wayne asked Mary Hashem, of Brownfield Partners, how they came up with the idea. She said, "We've been doing this since the early '90s. These vacant buildings are valuable resources."



Observers enjoy a seeing good use of resources. L to r: Steven Hanson, General Manager, Universal Paragon Corporation, and DTSC's Wayne Hagen, Gerard Evans and Brian Lewis.



Mary praised the city of San Francisco for making the process easy. Because the city had a template access agreement it had used in the past, it took only a matter of days to finalize an agreement with the departments.

Why, Wayne asked, should a company let the local fire and police departments use their abandoned buildings for training? “Because,” Mary explained, “The expense and risk to the owner is minimal, it is rewarding, it builds relationships and goodwill in the community and it’s the right thing to do. Improved preparedness and training for first responders ultimately benefits everyone in the community.”

Wayne fully appreciates the value of this opportunity and wants DTSC staff to take notice. “I walked away from the day with the realization that some DTSC-regulated projects can offer extra value to their community and still be productive for the short time they stand,” he said.

“Perhaps more responsible parties, or DTSC itself, would take advantage of the opportunity if they realized it was there and that it was not a difficult task to pull off. Indeed this becomes a ‘value added’ activity for the community while also increasing the responsible parties’ and DTSC’s involvement with the community. What a great example of thinking outside the norm. Who would look at these old buildings that need to be torn down and see them as valuable resources?”

Do you know of properties that can provide training opportunities for local fire and police departments? Are you interested in learning how to arrange for such a collaboration? Contact Mary Hashem of Brownfield Partners, mhashem@brownfieldpartners.net, (415) 215-2813, and/or Mindy Talmadge, Public Information Officer for the San Francisco Fire Department at fireadministration@sfgov.org, (415) 558-3403.

Submitted by Wayne Hagen



Mobile Lab Prepares for Deployment

On Saturday, June 6, the Environmental Chemistry Mobile Lab was measured for a special transportation device: a U.S. Air Force C-5 Galaxy plane.

First it had to be driven from Berkeley to Travis Air Force Base, east of Fairfield in Solano County.

The Mobile Lab was funded through Homeland Security grant money so it is considered a national asset. As such, DTSC must be able to quickly deploy the lab and its support crew when called upon by the Department of Homeland Security and its subsidiary agencies. Transport via Air Force plane is the fastest option.

Eric Wallberg, a project manager with the Open Base Navy and Formerly Used Defense Sites in the Cal Center office, is also an Air Force reservist. It was through his efforts and time that the test could be conducted, although he couldn’t be at the base to see it for himself. The Air Resources Board (ARB) brought their mobile lab, and mobile communications & command base vehicles for testing as well.

DTSC’s **Michael Pixton** drove the mobile lab to Travis. After it arrived, a team of airmen, guided by two master sergeants, weighed and measured the vehicles. Using portable scales and tape measures, they documented the mass and dimensions of the vehicles, then ran calculations to determine if they would fit onto the planes. According to the calculations, the mobile labs would not fit. They tried anyway.



While the mobile lab was being prepped for loading, Michael and members of the ARB were given a guided tour of the C-5 so they would understand the size, capability and complexity of the plane. Both the nose and tail portions can be opened to allow cargo loading and unloading.

After attempting to load the mobile lab, Air Force personnel determined that wood ramp extensions would be needed to load and off-load the vehicles and tie down hooks to hold them in place. Transport planes do not avoid bad weather and cargo can be tossed around violently. Therefore, in addition to building ramp extensions, DTSC must have the mobile lab retrofitted with tie-down hooks.

“It was a great learning experience and a wonderful opportunity for DTSC to build relations with the Air Force and ARB,” said Michael. “We have work to do before we can respond to national emergencies.”

Submitted by Michael Pixton



Weekly Reports Highlight

Environmental Chemistry Lab

July 3, 2009

ECL to Collaborate In a Study of Plastic Debris in the Ocean

In collaboration with Jean-Michel Cousteau’s Ocean Futures Society, ECL will participate in a multinational-multidisciplinary scientific team looking at the physical and chemical characteristics of plastics in the North Pacific gyre. ECL’s role will be to measure Persistent Organic Pollutants (POPs) in aquatic samples. Material scientists will study what happens to the surfaces of plastic particles in ocean environments over time. Ocean scientists will study correlations between marine debris and changes in POM (Particulate

Organic Matter) and DOM (Dissolved Organic Matter). Ecologists will study how plastic particles transport the absorbed pollutants into the food chain and fisheries.

In contrast to the well-documented transport and fate routes of POPs in oceans, the role of plastic debris is still not well understood. The team believes it is imperative to understand the extent of contamination within the food web and correlate with known monitoring systems for predictive mapping of POP sinks. The study will be funded by the Ocean Futures Society.





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Weekly Reports Highlight

Green Chemistry Revisited



Green Chemistry leaders with Maziar at Headquarters on July 6. L to r: Bill Magavern, Director of Sierra Club California; Steve Bradfield of Shaw Industries Group, Bill McDonough and Maziar.

Share your News!

We want to know what you are doing, and how you are doing it. Do you have a co-worker, team or project you would like to see profiled? Send us your news, photos, ideas and information. Contact **Julie Bauer**; jbauer@dtsc.ca.gov. The next deadline for *DTSC News* items is **August 3**. Submissions are subject to editing.



What is Wayne Hagen doing? To find out see page 5.

Bill McDonough, architect, co-author of the environmental book *Cradle to Cradle: Remaking the Way We Make Things*, and international figure in sustainability and clean technology, visited with DTSC and others to explore opportunities for advancing Green Chemistry

On July 6, McDonough met with **Maziar** and representatives from Sierra Club California, the Breast Cancer Fund, Hewlett Packard, Proctor and Gamble, Environment California, the Chemical Industry Council of California, AMPAC Fine Chemicals and other Green Chemistry stakeholders at DTSC Headquarters.

After the meeting, McDonough told Maziar that among the many organizations he has been talking to, DTSC is the only entity that is open to involving everyone. He shared with Maziar his pleasure of seeing, for the first time, representatives from industry on one side of the table

agreeing with representatives of environmental and health organizations on the other. McDonough said this is the kind of "grand coalition that is needed to elicit change on a grand scale."

After the meeting at Headquarters, Maziar and McDonough met with the Governor, his Chief of Staff, Susan Kennedy, and Department of Conservation Director Bridgett Luther. "At the meeting, McDonough looked the Governor in the eye and said, 'DTSC is doing amazing work,'" said Maziar. "We are being recognized by others as world leaders in Green Chemistry," he concluded.



DTSC News is brought to you by the Office of Human Capital and Workplace Innovation



DTSC Makes Music

Researchers at Heidelberg University in Germany found that musicians have bigger and more sensitive brains than people who do not play instruments. The auditory cortex, which is the part of the brain associated with hearing, contains 130 percent more “grey matter” in musicians.

It appears that DTSC has many big-brained people. We asked the regional office advocates, and others, to nominate members of DTSC they consider musicians and compiled a list of 43 people. Of those, the following music lovers agreed to share their stories.

Wayne Hagen – PPS, Berkeley

Wayne Hagen has been playing jug for 30 years. His initial experience was so profound, he’s made a career out of it. “I was at hootenanny, he said, “where the leaders had various rhythm instruments including a glass wine jug. I started playing the jug and by the end of the evening, I was hooked. They sent the jug home with me.”

Wayne now plays jug, washboard, kazoo, mandolin, a variety of hand drums and other rhythm instruments including “wacky found instruments.”

In 2002, Wayne and a friend produced the First International Jug Band Festival in Sutter Creek, CA. This year’s festival is September 26 and 27. “We called it ‘International’ because everyone was invited. Last year we earned the name by hosting a band from Japan. We were going to call it ‘Galactic’ but realized we couldn’t guarantee accommodations for alien life forms.”



You can see Wayne Hagen and his jug band Aesthetic Cling at the River Ranch Music Festival, August 21-22 in Tuolumne, CA

This led to the formation of the California Jug Band Association (CJBA) and the first San Francisco Jug Band Festival in 2005. Wayne is a founding member and board member of the CJBA. This year the San Francisco Jug Band Festival will celebrate its fourth year at Golden Gate Park on August 15 and 16.

The CJBA also sponsors a Winter festival in Santa Cruz at Don Quixote’s International House of Music in Felton. This year there will be a new festival at the John Muir Amphitheater in Martinez on October 10. For more information about the CJBA and other activities go to www.jugfest.org.

Two years ago, Wayne started a jug band radio show, “Sounds So Sweet,” on KDRT - a community radio station in Davis. If you live in Davis, you can hear it at 95.7 FM or you can go to www.kdrt.org and hear it streaming. Currently, the show is live on Sunday at 5 p.m. and rebroadcast several times a week.

Wayne is a member of three jug bands: Aesthetic Cling, Babar Jug Band and Club Zayate Jug Stompers. In August, Aesthetic Cling will record a CD. For more, visit their Web site at www.myspace.com/aestheticcling.

Allan Fone, HSS, Berkeley

Allan plays a mean guitar, according to his co-workers. He plays at the weddings of friends and relatives, and at school fundraisers. You could call him a freelance guitar player. He has played many events with accordionist Mike James, a former DTSC employee, in El Cerrito, Petaluma and at the Richmond Shoreline Festival at Point Pinole Park. He is a member of the Coliwas Blues Band, a group of Berkeley regional office musicians.

Susan (Suz) Houghton, SSA, Berkeley

Suz is a member of West County Winds, an adult wind band sponsored by Contra Costa College. Concerts are held twice a year, in May and December. Suz has been a member for 25 years, since the band’s inception. She plays the trumpet and euphonium. For more about West County Winds, go to <http://westcountywinds.org/sounds.html>.

Sara Michael, HSS Cypress

Sara is expanding her auditory cortex by teaching herself to play the alto sax. “I want to learn the sax because I love its sound. Playing music is therapy for my soul.”

Greg Holmes, Unit Chief, Cleanup Program, Cypress

Greg started playing guitar when he was 17, then off and on in college. After a 25-year hiatus, he took it up again. He currently plays guitar and bass with Myoho Blues, an eight-member band that plays everything from rock to R&B and the blues.

“We have played at Earth Day festivals, holiday parties, Buddhist meetings, and a few other events. We play for free, or for gas money and dinner. DTSC staff has seen us at the Garden Grove Earth Day festival and the Soka University International Fair. We haven’t recorded our music, except some performances on DVD.”

Rania A. Zabaneh, HSE, Cypress



Rania has been singing since she was four years old. She got her start singing in public at high school talent shows and is now asked to sing at weddings, mostly for friends and family.

She enjoys singing Karaoke and has recorded demo tapes and videos at music studios. You can view her video at www.yobi.tv/contestants/search/rania.

Wendy Arano, Engineering Geologist, Cypress

Wendy learned the cello in fourth grade. She played through high school and three years of college, taking time out to become a geologist. She played in the Summer Orchestra at Long Beach City College for a few years and is proud to report, “Both my children play bassoon. My daughter is a music major at UCLA, and just completed her senior recital!”

