

San Francisco Bay Regional Water Quality Control Board

Invitation to Comment Draft Remedial Action Plan

NORTHEAST AREA OF FORMER POTRERO POWER PLANT, 1201 ILLINOIS STREET, SAN FRANCISCO

The San Francisco Regional Water Quality Control Board, San Francisco Bay Region (Water Board), is announcing a public comment period on a draft cleanup plan, known as a Draft Remedial Action Plan (RAP), for the Northeast Area of the Former Potrero Power Plant Site and a portion of the adjacent Pier 70 property (see Site Figure on page 3). The Draft RAP details the cleanup activities that Pacific Gas and Electric Company (PG&E) will undertake to address environmental impacts in those areas. The public is also invited to comment on the California Environmental Quality Act (CEQA) Initial Study and a Mitigated Negative Declaration (MND) prepared for this project. The Water Board is the lead agency overseeing the cleanup.

The Water Board invites you to review and comment on the Draft RAP and related documents. These are available at the information repository or electronically at the locations shown on the last page. This is the second opportunity the public is being provided to comment on the draft cleanup plan. The cleanup approach was initially presented for public comment as part of the review and approval of the Draft Feasibility Study, which included a public meeting.

THIS FACT SHEET WILL INFORM YOU ABOUT:

- Site History and Background
- Environmental Investigations
- Draft Remedial Action Plan
- California Environmental Quality Act
- Next Steps

PUBLIC COMMENT PERIOD FEBRUARY 8, 2016 TO MARCH 9, 2016

Public comments can be submitted orally or in writing any time during the public comment period. Please submit your comments by 5PM on Wednesday, March 9, 2016 to: Mark Johnson, Regional Water Quality Control Board, San Francisco Bay Region, 1515 Clay St., Suite 1400, Oakland, California 94612. You may submit comments by email to: mark.johnson@waterboards.ca.gov or by calling (510) 622-2493.

SITE HISTORY AND BACKGROUND

The Former Potrero Power Plant Site (Site) is located at 1201 Illinois Street in San Francisco's Central Waterfront. It is bordered by 23rd Street to the south, Illinois Street to the west, Pier 70 to the north, and the San Francisco Bay to the east.

The Site and adjacent areas have been used for industrial activities since the mid-1800s. A manufactured gas plant (MGP) operated in the Northeast Area of the Site from the 1870s to the 1930s. Historically, the Pier 70 property, located directly north of the Site, was used primarily for ship building. Some of the other historic uses on and near the Site included foundries, sugar refining and barrel making.

A power plant, commonly referred to as the Potrero Power Plant, was originally built on the Site in the 1910s and later upgraded and expanded in the 1960s. PG&E sold the power plant property to Southern Company in 1999, but retained some property along Illinois Street. The property retained by PG&E is shown on the Site Figure.

The plant was permanently shut down in March 2011. NRG is the current owner of the plant property.

SITE FIGURE



Approximate boundaries shown. Map not to scale.

ENVIRONMENTAL INVESTIGATIONS

The Site's long history of industrial use has resulted in environmental impacts. Within the Northeast Area, environmental impacts present in soil and groundwater are primarily associated with operations of the former MGP. Contaminants include petroleum hydrocarbon compounds, including benzene, toluene, ethylbenzene, xylenes and polycyclic aromatic hydrocarbons (PAHs). PAHs are organic chemicals that can be found in petroleum. They also occur from incomplete combustion of organic matter. For example, PAHs may be found in the charred residues of a fireplace or BBQ. At the Site, PAHs were created during the manufacture of gas, which includes the incomplete combustion of coal or petroleum. PAHs at the Site are present in the soil and as a heavier-than-water, tar-like material, known as DNAPL. PAHs are commonly found at former MGP sites.

Heavy metals have also been detected in the Northeast Area soil, along with naturally occurring asbestos, both of which are associated with the soil fill material and the serpentinite bedrock in this area.

PG&E has evaluated human and ecological risks resulting from a potential exposure to soil, soil gas and groundwater contaminants in the Northeast Area. The Port has also conducted an independent evaluation of human and ecological risks for the neighboring southeastern portion of Pier 70. These assessments found that the Northeastern Area and the southeastern portion of Pier 70, in their current condition, do not pose a risk to human health or wildlife as the paving that is currently in place prevents exposure to MGP residues. Additional measures would be required if the pavement is removed.

DRAFT REMEDIAL ACTION PLAN

Soil Solidification with Limited Excavation is the cleanup method recommended in the 2011 Feasibility Study. The Feasibility Study evaluated the effectiveness of various remedial alternatives to meet remedial goals in this area of the Site. The Feasibility Study was approved by the Water Board after public review and comment.

This cleanup method primarily involves using a cement mix to treat soil in-place. The process, also known as in-situ solidification, is shown in the graphic below. The Draft RAP outlines the cleanup goals for the area and how these goals will be achieved in each portion of the area using in-situ soil solidification and excavation.

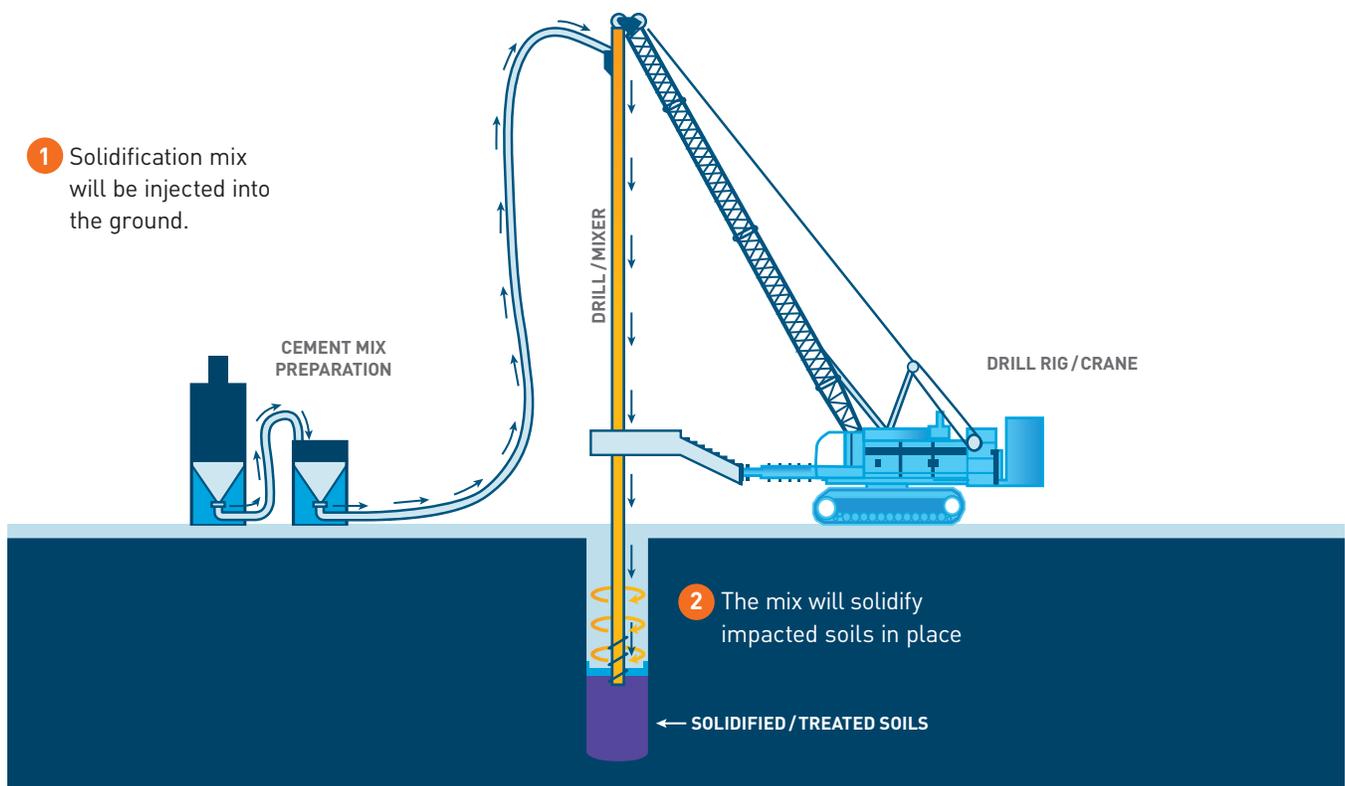
Solidification will address MGP residues that extend deep below ground surface in the Northeast Area and are very challenging to excavate due to both depth and proximity to the San Francisco Bay. The in-place treatment of the soil will be both protective of human health and the environment.

On the Pier 70 property, the MGP residues are present at shallower depths, making excavation the preferred cleanup technology. As a result, in this area, MGP residues will be excavated, removed and transported to a permitted disposal facility. Clean soil or gravel will then be used to backfill and grade the excavated areas.

The cleanup plan also includes installing and maintaining a durable cover in areas where soil is solidified or residues are present in smaller quantities to prevent contact. The durable cover involves using materials, such as paving, buildings, and/or clean soil with vegetation to cover and contain the soil in-place. Groundwater monitoring will also help confirm that groundwater pollution is not migrating.

Institutional controls, which are documents that restrict uses of the property and guide soil-disturbance activities, will also be used. These include a deed restriction and an associated risk management plan. The risk management plan details how to maintain the protectiveness of the cleanup in the future, including during construction work.

PROCESS FOR SOIL SOLIDIFICATION IN NORTHEAST AREA



CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

As part of the California Environmental Quality Act (CEQA), the Water Board is required to prepare an Initial Study to evaluate the potential for environmental impacts resulting from the proposed cleanup activities prior to approving the project. The Water Board prepared an Initial Study and a Mitigated Negative Declaration (MND) which concludes that the planned clean-up as described in the Draft RAP with proposed mitigation measures will not have a significant impact on the environment. The Initial Study and Mitigated Negative Declaration are available for public review at the information repositories listed on last page and online.

NEXT STEPS

The public is encouraged to submit comments on the Draft RAP and the Initial Study and Mitigated Negative Declaration during the Public Review Period. The Water Board will not make a final decision to approve the Draft RAP until all public comments have been reviewed and considered. Following the review of the public comments provided during the Public Review Period, the Water Board will issue a Responsiveness Summary. The Responsiveness Summary is the Water Board's formal written response to all comments received. It is available to the public and will also be placed in the administrative record.

LOCAL INFORMATION REPOSITORY

The Draft RAP and related Site documents can be found at the following locations:

Potrero Public Library, Reference Desk

1616 20th Street
San Francisco, California 94107

Hours of Operation

Sunday: 1:00p.m. – 5:00p.m.

Monday: Closed

Tuesday: 10:00a.m. – 8:00p.m.

Wednesday: 12:00p.m. – 8:00p.m.

Thursday: 10:00a.m. – 6:00p.m.

Friday: 1:00p.m. – 6:00p.m.

Saturday: 1:00p.m. – 6:00p.m.

ELECTRONIC DOCUMENTS

The RAP and Initial Study/Mitigated Negative Declaration are also available on the Water Board's website at: http://www.waterboards.ca.gov/sanfranciscobay/public_notices/ Scroll down to the "Site Cleanup" section.

Documents and other technical information for the Site are available at the Water Board's offices in Oakland (see address below), as well as electronically on the Geotracker website at: <https://geotracker.waterboards.ca.gov>. Click on advanced search and enter **Case ID number: 38S0038**.

CONTACT INFORMATION

For more information, please contact:

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