

**Notice of Approval  
Feasibility Study and Cleanup Plan  
Northeast Area, Potrero Power Plant**



**February 5, 2013**

**FEASIBILITY STUDY AND CLEANUP PLAN APPROVED FOR  
NORTHEAST AREA OF THE POTRERO POWER PLANT AND A PORTION OF THE  
SOUTHEAST AREA OF PIER 70  
POTRERO POWER PLANT SITE, SAN FRANCISCO**

This Public Notice from the Regional Water Quality Control Board, San Francisco Bay Region (Water Board), is to inform you of the approval of the Final Feasibility Study (FS) prepared by Pacific Gas and Electric Company (PG&E) for the Northeast Area of the former Potrero Power Plant and Southeast Area of the Pier 70 property (the Site). The Site is located at the Potrero Power Plant at 1201 Illinois Street and includes the southeast portion of Pier 70 in San Francisco as shown on the Site Map (see Page 2). The area addressed by the FS referenced above is labeled in green on the map included below.

The FS was prepared to assess potential cleanup options and identify one of those options as the preferred cleanup approach for this area of the Site. Prior to approving the Draft FS, the Water Board distributed a fact sheet summarizing the Draft FS and the preferred cleanup plan, held a public meeting to present the document, answer questions and take public comment. Comments received were responded to by the Water Board. Generally, questions and comments focused on making sure that the cleanup plan for this area and other areas of the Site would not restrict future re-use of the property. A Response to Comments is included within the appendices of the Final FS. No significant changes to the document were made due to comments received; however, as described below, a process for allowing changes in future use will be included as part of this approved cleanup plan.

**This notice contains information on:**

- Site Background
- Description of the Approved Cleanup Approach
- Next Steps

**SITE BACKGROUND**

The 34-acre Former Potrero Power Plant is located in San Francisco's Central Waterfront at 1201 Illinois Street. 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. For purposes of investigation and cleanup, the Site has been divided into seven separate work areas as shown on the Site Map on the next page. This allows investigation and cleanup in each work area to move forward independently and expeditiously. Work may continue in some areas while others require further studies or the removal of structures to allow access.

**ESTE AVISO ESTÁ DISPONIBLE EN ESPAÑOL**

Se puede solicitar este aviso en español. Por favor póngase en contacto con Mark Johnson del Tablero (Junta) de Control de Calidad de Agua Regional, Región de la Bahía de San Francisco al (510) 622-2493 o por correo electrónico a [mjohnson@waterboards.ca.gov](mailto:mjohnson@waterboards.ca.gov) para recibir una versión traducida.

## POTRERO POWER PLANT SITE MAP



*Approximate boundaries shown. Map not to scale.*

The area has environmental impacts associated with its long history of industrial past use dating back to the mid-1800s. Historically, a manufactured gas plant (MGP) and a power plant, commonly referred to as the Potrero Power Plant existed at the Site. The MGP ceased operation in 1930s, and the power plant was upgraded in the 1970s, and sold by PG&E in 1999 to Southern Energy Potrero L.L.C. (subsequently, Mirant Potrero LLC and now GenOn Potrero LLC\*). The Power Plant ceased to operate in March of 2011. The Pier 70 property which is to the north of the Potrero Power Plant was historically used primarily for ship building, and is owned by the Port of San Francisco.

PG&E has been conducting environmental investigation and cleanup activities at the Potrero Power Plant since 1986. Contaminants are present in soil and groundwater within the Northeast Area and are primarily associated with material used to fill in the Bay and waste materials from the former MGP operations. For details regarding contaminants present at the Site you can refer to the Final FS for the Site online. Go to the following address and click on the Site Maps/Documents tab: [http://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=SL18380800](http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL18380800).

PG&E has conducted evaluations of the human and ecological risks possible as a result of potential exposure to soil, soil gas and groundwater contaminants at the Site. The Port of San Francisco has also conducted an independent evaluation of human and ecological risks for the Pier 70 portion of the Site. These assessments found that neither portion of the Northeast Area, in their current condition, pose a risk to human health or wildlife.

Paving that is currently in place prevents exposure to MGP residues, although additional risk management measures would be required if the pavement is removed or activities expose construction workers to subsurface residues. Separate from the Northeast Area activities, PG&E is in the process of evaluating the shoreline, sediments and potential ecological risks in the offshore area.

## APPROVED CLEANUP APPROACH

The approved cleanup approach contained in the FS is Solidification and Limited Excavation. At the Power Plant property, MGP residues will be treated in place using cement and some other agents (a process known as in-situ solidification). Solidification is the preferred method on the Power Plant property because the MGP residues extend deep below ground surface (approx. 40-50 feet) and their complete excavation would be quite difficult. Excavation and removal is the preferred option at the Port property as the residues to be removed exist at a shallower depth and subsurface obstructions limit the implementation of solidification.

The approved cleanup option also includes the installation of a durable cover in both areas where solidified soil is present or additional residues are present in substantially smaller quantities. The durable cover will prevent exposure to the remaining residues. The durable cover involves installing a wear-resistant material (such as paving, buildings, clean soil with vegetation) over the area to contain the soil in place and prevent contact to contaminants.

After implementation of cleanup, groundwater monitoring will be conducted to confirm that groundwater is being protected. Institutional controls will also be used, including a Land Use Covenant (LUC) and a Risk Management Plan (RMP). The RMP will set forth procedures for maintaining the protectiveness of the cleanup efforts (e.g., durable covers) and thereby providing safety for construction workers during future activities (e.g., redevelopment construction), as well as future site users. This cleanup approach also provides flexibility for future site use, as the RMP will provide a process to allow changes in the use restrictions contained in the LUC.

## NEXT STEPS

The detailed design and planning for the cleanup activities in this area of the Site is a significant undertaking that will take a few years to complete. This year there will be additional investigation conducted in the spring to assess the underground conditions. As the Site has a long history, underground structures such as pilings, foundations, etc. are likely present. Additional work will also be conducted to refine the solidification mix for use in the area. A pilot test will take place in the summer/fall to test the solidification process and determine the equipment most suitable for implementing the work. Once all of the design, planning, permitting and contracting are completed, the final cleanup work is expected to begin in July 2016, and take approximately 12 months.

### FOR MORE INFORMATION

Any questions may be directed to Mark Johnson at the Regional Water Quality Control Board at the contact information listed below. PG&E is also available for questions. Copies of documents, reports and the deed restriction for the Site can be found at the Water Board offices in Oakland, as well as on Geotracker website at: <https://geotracker.waterboards.ca.gov>. Click on advanced search and enter Case ID number **38S0038**.

#### Questions may be directed to:

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#### PG&E contact information:

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(866)247.0581  
[potreroinfo@pge.com](mailto:potreroinfo@pge.com)

*\*Although the parent corporations, NRG and GenOn have merged, the wholly owned subsidiaries have not merged or changed names, so GenOn Potrero, LLC remains the owner and operator of the Potrero Generation Stations.*