

**Invitation to Comment
Draft Second Addendum to the Final Remedy Station A
Incorporating Unit 3 Power Block Area
Former Potrero Power Plant, 1201 Illinois Street
San Francisco**



October 2018

The California Regional Water Quality Control Board, San Francisco Bay Region (Water Board), is announcing a 30-day public comment period on the “Draft Second Addendum” to the Final Remedy for the Station A Area of the Former Potrero Power Plant Site (the Site). The Water Board is the lead agency for environmental cleanup at the Site. The Water Board invites you to review and comment on the Draft Second Addendum and related documents. Information at the bottom of the page explains how you can comment.

SUMMARY

The Station A Area Final Remedy, approved by the Water Board in 2015, describes the measures that will be taken to effectively manage environmental impacts identified within the Station A Area of the Site (see Site Figure on pg. 2). These measures are intended to protect human health and the environment during current use of the Site and any future construction or redevelopment.

The Final Remedy includes a Land Use Covenant (LUC), also referred to as an Environmental Deed Restriction, recorded with the property deed. The LUC prohibits sensitive land uses and use of groundwater for the Station A Area. It also requires maintenance of a durable cover to prevent potential exposure to impacted soil, and compliance with a Risk Management Plan (RMP).

In 2016, Pacific Gas and Electric Company (PG&E) acquired a portion of the Station A Area, and therefore the Final Remedy was revised (under the “First Addendum”) to include new RMPs and LUCs, one for the portion of the Station A Area now owned by PG&E) and the other for the larger portion that remained with the property owner, NRG Energy. Subsequent to the approval of the First Addendum, the NRG Energy portion of the property was sold to the current owner, California Barrell Company (CBC).

This Draft Second Addendum further revises the Final Remedy, so that it now incorporates the Unit 3 Power Block Area, extending the Station A Area remedy east into this area.

THIS FACT SHEET WILL INFORM YOU ABOUT:

- Site History and Background
- Environmental Investigations
- Draft Second Addendum to the Final Remedy
- Next Steps

PUBLIC COMMENT PERIOD

OCTOBER 22, 2018 TO NOVEMBER 20, 2018

Public comments can be submitted orally or in writing any time during the public comment period. Please submit your comments no later than 5 p.m. on November 20, 2018 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.

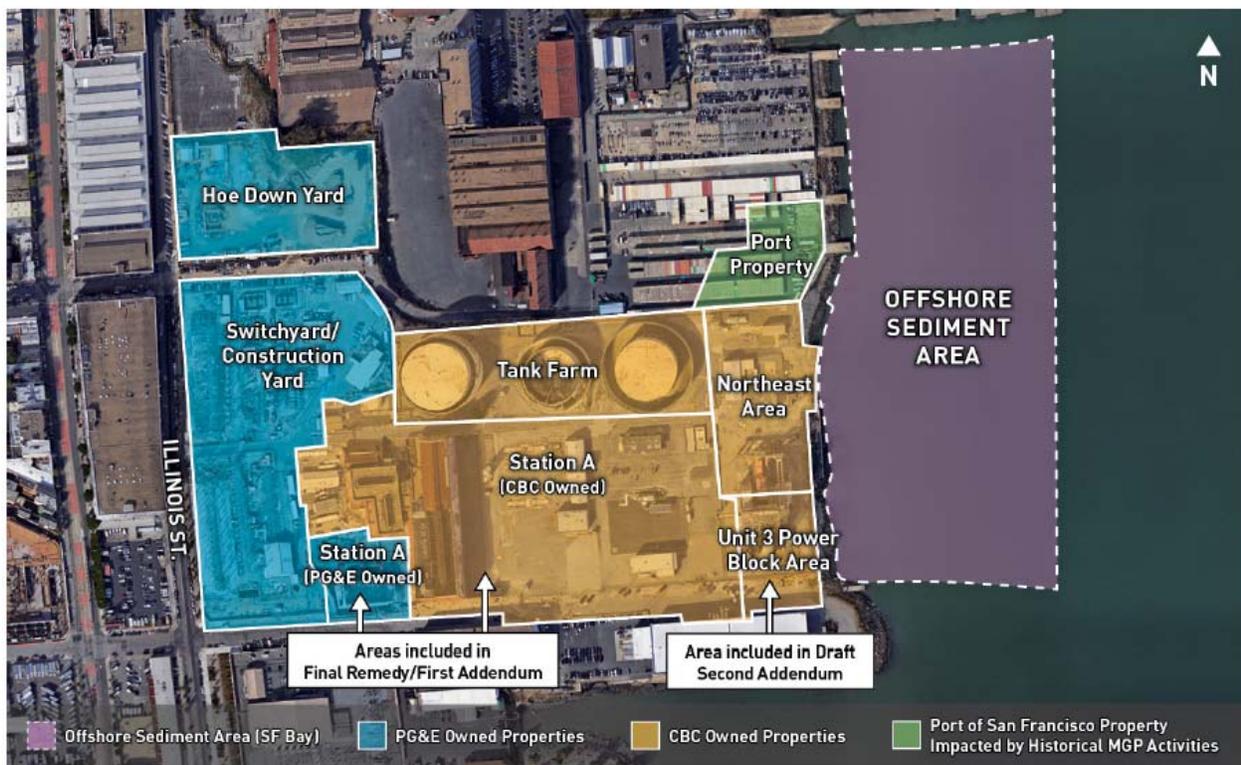
BACKGROUND

The 34-acre Potrero Site 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 areas as shown on the figure below.

The Site and adjacent areas have been used for industrial activities since the mid-1800s. Some of the historical uses on and near the Site included ship building and repair, foundries, sugar refining, and barrel making. A manufactured gas plant (MGP), which used coal and oil to produce a form of natural gas, operated in the northern portion of the Site from the 1870s to 1930. The electric generating Potrero Power Plant was originally built in the 1910s and later upgraded and expanded in the 1960s. The Station A Area was part of the original power plant construction. The power plant was permanently retired in March 2011.

The Unit 3 Power Block Area includes the Unit 3 electric power plant, built in the 1960s and its immediate surroundings. Specific uses within the area were primarily related to sugar refining and power generation.

SITE FIGURE



For illustrative purposes only. Approximate boundaries shown. Map not to scale.

ENVIRONMENTAL INVESTIGATIONS

The Site's long history of industrial use has resulted in environmental impacts. Contaminants present in soil within the Unit 3 Power Block Area include: metals; volatile organic compounds (VOCs) including benzene, toluene, ethylbenzene, and xylenes (BTEX); polycyclic aromatic hydrocarbons (PAHs); petroleum hydrocarbons; polychlorinated biphenyls (PCBs); and naturally occurring asbestos.

Some contaminants are present due to the poor quality of the historical fill material, while others are potentially the result of historical Site operation impacts. Soil vapor samples have indicated the presence of low concentrations of VOCs, including BTEX and naphthalene. Metals, VOCs, PAHs, and petroleum hydrocarbons have also been detected in groundwater in the Unit Power Block 3 Area. Based on historical monitoring results, concentrations of these constituents in groundwater were consistent over time and typically less than screening levels; therefore, groundwater monitoring activities are currently not required by the Water Board at the Site.

PAHs are organic chemicals that can be found in petroleum and are common at former MGP sites. They also occur from incomplete combustion of petroleum, coal, and other organic matter. At the Site, PAHs were created during the manufacture of gas, which includes the incomplete combustion of coal or oil. A mix of petroleum hydrocarbons, PAHs, and VOCs is present in the soil as a heavier-than-water, tar-like material, known as dense non-aqueous phase liquid or DNAPL.

Human and ecological risks resulting from a potential exposure to soil, soil gas, and groundwater contaminants in the Unit 3 Power Block Area have been evaluated. This assessment found that the Unit 3 Power Block Area, in its current condition, does not pose a risk to human health or wildlife as the durable cover that is currently in place prevents exposure to contaminants. Additional measures would be required if the durable cover is removed.

DRAFT SECOND ADDENDUM TO THE FINAL REMEDY

The results of historical soil, soil vapor, and groundwater sampling conducted in the Unit 3 Power Block Area were used to prepare a Human Health Risk Assessment, which concluded that subsurface conditions and risks to the public were comparable to those in the Station A CBC Area. Therefore, the Final Remedy for the Unit 3 Power Block Area includes the same institutional and engineering controls that were approved for the Station A owned by CBC.

The institutional controls include the following:

- An LUC that is binding upon all present and future owners and occupants of the Unit 3 Power Block Area. The LUC will be recorded between the Water Board and the property owner and will restrict future land use and groundwater use on the parcel.
- All the requirements of the previously approved Station A RMP also apply to the Unit 3 Power Block Area.
- All the requirements of the previously approved Operations and Maintenance Plan within the RMP will also apply to the Unit 3 Power Block Area.

The engineering controls include the following:

- Durable Covers shall be installed and maintained over existing soil within the Unit 3 Power Block Area to provide a physical barrier against exposure to contaminants in soil. Acceptable covers include:
 - New or existing building foundations.
 - New or existing streets or sidewalks.
 - New or existing hardscapes.
 - New landscaping on a minimum of 4 feet of clean import soil over a demarcation layer.
 - Paving consisting of at least 4 inches of crushed aggregate overlain by at least a 2-inch thick layer of asphalt
- Existing soil shall not be reused on the exposed ground surface of the Unit 3 Power Block Area; existing soil shall only be reused under durable cover.
- Soil imported to the Unit 3 Power Block Area shall be placed on a geotextile marker fabric to separate it from impacted soil; the imported soil must be sampled and meet specific standards.

- Soil encountered during excavations that is deemed a restricted material shall be disposed of off- Site and shall not be reused on-Site unless a written variance is obtained from the Water Board.
- Dust and groundwater management measures shall be implemented to minimize potential exposure for workers, Site users, and the public.
- Long-term monitoring, maintenance, and repair of the Unit 3 Power Block Area durable covers.

NEXT STEPS

The public is encouraged to submit comments on the Draft Second Addendum during the Public Review Period. The Water Board will not make a final decision to approve the Draft Second Addendum 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 Second Addendum and related documents can be found at the following locations:

Potrero Public Library, Reference Desk

1616 20th Street
San Francisco, California 94107

Hours of Operation

Sunday: 1:00 p.m. – 5:00 p.m.

Monday: Closed

Tuesday: 10:00 a.m. – 8:00 p.m.

Wednesday: 12:00 p.m. – 8:00 p.m.

Thursday: 10:00 a.m. – 6:00 p.m.

Friday: 1:00 p.m. – 6:00 p.m.

Saturday: 1:00 p.m. – 6:00 p.m.

ELECTRONIC DOCUMENTS

The Draft Second Addendum is 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:

Mark Johnson

Regional Water Quality Control Board

San Francisco Bay Region

1515 Clay Street, Suite 1400

Oakland, California 94612

(510) 622-2493

mark.johnson@waterboards.ca.gov

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 por correo electrónico a mark.johnson@waterboards.ca.gov para recibir una versión traducida. También se puede encontrar en el sitio Web Geotracker:

http://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL18380800, bajo la sección "Community Involvement."