

COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

DRAFT RESPONSE PLAN FOR 1601 MARIPOSA SITE AVAILABLE FOR REVIEW



The Department of Toxic Substances Control (DTSC) invites you to review and comment on the draft Response Plan for the 1601 Mariposa Site (Site). The Site is located at several addresses including 1601 and 1677 Mariposa Street and 485 – 497 Carolina Street in San Francisco, California 94107. The 3.36 acre site is zoned as Urban Mixed Use (UMU) and is planned for residential and commercial development. The Site is contaminated with various chemicals, including metals (lead, arsenic, and nickel), total petroleum hydrocarbons (TPH) (diesel and motor oil), and volatile organic compounds (VOCs) in soil gas, and TPH and VOCs in groundwater. The draft Response Plan is a cleanup plan for the Site and will allow residential uses.

DTSC is overseeing the investigation and cleanup of the contamination at the Site, and encourages your participation in the cleanup decision-making process.

Public Comment Period



**March 21, 2016 -
April 20, 2016**

DTSC will accept public comments on the draft Response Plan for the 1601 Mariposa Site during the public comment period

**March 21, 2016 -
April 20, 2016.** Send all comments by **April 20, 2016** to:

Tom Lanphar
Project Manager
700 Heinz Avenue
Berkeley, California 94710
510-540-3776
Tom.Lanphar@dtsc.ca.gov

DTSC will hold a community workshop at:

**6:30 P.M. on April 4, 2016 at
Jackson Park Clubhouse
at the corner of Mariposa
Street and Arkansas Street
San Francisco, CA 94107**

SITE HISTORY AND BACKGROUND

From the 1940s to 1980s, 1601 Mariposa was used as a butter and cream plant, meat distribution center, coffee depot, and offices. Operations on the property included truck maintenance. An automotive parts retailer occupied the property from 1997 to 2015.

Formerly, the 1677 Mariposa Street property was a railroad right-of-way for the Western and Pacific Railroad. The tracks were present from the early 1900s to the mid-1980s.

The 485-497 Carolina Street property was developed as early as 1900 with several residences. Between 1935 and 1962, a concrete mixing plant was located on the site. The current onsite building was constructed in 1978 and is occupied by several businesses. These business will vacate the property in 2016.

SITE INVESTIGATION

In 1986, three underground storage tanks (USTs), containing gasoline and waste oil were investigated and closed in place under the jurisdiction of the San Francisco Department of Public Health. The contents of the tanks were pumped out and the tanks were filled with concrete/sand slurry. Soil and groundwater were investigated from 1994-1997 and included the installation of seven groundwater monitoring wells. Recent soil, soil gas, and groundwater investigations began in 2011 to prepare for possible redevelopment of the Site.

Based on information gathered from the site investigation, cleanup meeting residential standards is required due to the levels of metals, TPH diesel and motor oil in soil, VOCs in soil gas, and VOCs and TPH in groundwater.

DRAFT RESPONSE PLAN

The response actions will address the metals, and TPH in soil, TPH and VOCs in groundwater and VOCs in soil gas. Based on the site investigation, the following three response action alternatives were identified for

consideration:

Alternative 1 – No Further Action

Alternative 2 – Soil Excavation and Groundwater Treatment

Alternative 3 – Limited Soil Excavation, Limited Groundwater Treatment for Soil Vapor Source Reduction, Vapor Intrusion Mitigation Systems, Cover, and Land Use Controls and Operations and Maintenance.

DTSC recommends Alternative 3 because it removes the source of VOC contamination, eliminates public contact with metals in the soil, keeps soil vapor from entering the buildings, and ensures the long term protection of the public. The cleanup includes the removal of three USTs and associated contaminated soil; thus, removing the source for VOCs in soil vapor. The fuel hydrocarbons and VOCs in the groundwater will be reduced through a one-time application of material that will enhance biological reduction of the contaminants. A Land Use Covenant, or deed restriction, will be placed on the Site to ensure the maintenance, soil covers and prohibit the use of groundwater. Removal of the USTs and soil is planned for the summer of 2016.

SAFETY AND DUST CONTROL DURING CLEANUP

The Response Plan will require dust control actions that are consistent with the requirements of the BAAQMD and City of San Francisco's dust control ordinance. Air monitoring will occur during the cleanup with results compared to regulatory action levels that are protective of the public. The monitoring will occur during soil disturbing activities, such as the tank and soil removal and soil grading to ensure protection for the neighboring community and site workers. If monitoring identifies air contaminants above action levels then additional dust control measures will be implemented so that air emissions are always kept below levels that could be of nuisance or health risk to the community.



SOIL REMOVAL AND TRUCK ROUTE

Approximately 730 cubic yards of soil will be excavated and directly loaded onto trucks. About 40 trucks loads of petroleum impacted soil will be hauled off-site to a disposal facility. Vehicles will be required to maintain slow speeds for safety and dust control purposes. Prior to exiting the Site, the vehicles will be swept to remove any loose soil and prevent unwanted movement of soil off-site. The Site manager will be responsible for inspecting each truck to ensure that the soil is adequately covered.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City and County of San Francisco, as the lead agency, prepared an environmental impact report (EIR) for the 1601 Mariposa Street Project, including environmental review of the Response Plan. Public notice of the Draft EIR was issued May 14, 2014, and a public comment period for the Draft EIR was held from December 17, 2014 to February 17, 2015. The EIR was certified by the City and County of San Francisco on November 12, 2015. After EIR certification, DTSC completed a Responsible Agency Checklist and determined that the EIR adequately addresses the environmental impacts of the Response Plan. The Responsible Agency Checklist is available for public review along with the draft Response Plan.

NEXT STEPS

DTSC will hold a community workshop at **6:30 P.M. on April 4, 2016 at Jackson Park Clubhouse at the corner of Mariposa Street and Arkansas Street San Francisco, California 94107**. DTSC will review all public comments received during the public comment period prior to making a final decision on which cleanup alternative to implement. DTSC will also provide a Response to Comments, our official response to the public comments received. The Response to Comments will become part of the project Administrative Record and a copy will be placed in the information repositories and sent to those who submitted comments.

INFORMATION REPOSITORIES

The draft Response Plan and related project documents can be reviewed at:

San Francisco Library, Potrero Hill Branch
1616 20th Street
San Francisco, California 94107
(415) 355-2822; Call for hours

DTSC Berkeley Regional Office File Room
700 Heinz Avenue
Berkeley, California 94710
(510) 540-3800; Call for appointment

You may also access this information through DTSC EnviroStor website: www.envirostor.dtsc.ca.gov/public/

DTSC CONTACT INFORMATION

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