

Midway Village-Bayshore Park Sites



DTSC ANNOUNCES AVAILABILITY OF EXPLANATIONS OF SIGNIFICANT DIFFERENCES

It is DTSC's mission to protect public health and the environment from harmful exposure to hazardous substances.

Introduction

The California Environmental Protection Agency, **Department of Toxic Substances Control (DTSC)** is distributing this fact sheet to inform the community about changes to the 1993 **Remedial Action Plan (RAP)** for Midway Village and the 1998 **Removal Action Workplan (RAW)** for Bayshore Park, Daly City California.

Explanations of Significant Differences (ESDs) have been prepared to address the changes to the Midway Village RAP and the Bayshore Park RAW. Federal Superfund law (the Comprehensive Environmental Response, Compensation and Liability Act, section 117(c)) requires the preparation of ESDs when significant differences in the scope, performance, or cost of a remedy adopted by these types of documents occur, but do not fundamentally alter the remedy selected.

The cleanup goal is being updated to current standards and additional soil excavation is being proposed. Additionally, DTSC is proposing to excavate to five feet, if feasible, in landscaped areas in Midway Village where contaminants have been found at depth, and backfill with clean soil to minimize the potential for residents to come into contact with this material. The change in the cleanup level and the increases in volume and cost to the two plans (RAW & RAP) are the basis for these ESDs.

DTSC has also prepared a proposed **Negative Declaration** to comply with the **California Environmental Quality Act (CEQA)**. This document is available for public review and comment in the information repositories. (see For More Information Box)

(Terms in **bold print** are defined in the glossary on page 5).

Public Meeting & Comment Period

DTSC invites the public to comment on the Explanation of Significant Differences (ESD) for the 1993 Remedial Action Plan for Midway Village, the ESD for the 1998 Removal Action Workplan for Bayshore Park and the proposed Negative Declaration. The public comment period begins on June 4, 2001 and ends on July 5, 2001. DTSC will hold a public meeting to provide information and answer questions about the sites and the proposed changes to the approved cleanup plans:

June 13, 2001
Lawson Hall
125 Acacia Street
Daly City, CA
6:00 – 7:00 pm - Workshop
7:00 p.m. – Public Meeting

If you wish to submit written comments on these ESDs or the Negative Declaration, your comments must be postmarked or e-mailed no later than July 5, 2001. Please send them to:

Karen Toth, Unit Chief
DTSC
700 Heinz Avenue, Suite 200
Berkeley, California 94710
e-mail: ktoth@dtsc.ca.gov

State of California



California
Environmental
Protection Agency



SITE HISTORY

The Midway Village Housing Complex/Bayshore Park Site is located at the intersection of Schwerin Street and Midway Drive in Daly City, California (Figure 1).

The Midway Village Housing Complex is a multi-family, housing complex owned and operated by the San Mateo County Housing Authority. Bayshore Park is a 3.8 acre park owned and operated by the City of Daly City. A manufactured gas plant operated from approximately 1906 to 1916 on the adjacent Pacific Gas and Electric Company, Martin Service Center Site (PG&E Site). Residues containing **Polycyclic Aromatic Hydrocarbons (PAHs)** are found over much of the PG&E Site. The federal government took portions of the PG&E Site through eminent domain proceedings in 1944. During the subsequent construction of Navy housing, grading operations moved PAH-containing soils onto low-lying areas of the Navy housing complex for use as fill material. In 1976, the Navy housing was demolished and the Midway Village Housing Complex was constructed. In 1977, construction of Bayshore Park was completed.

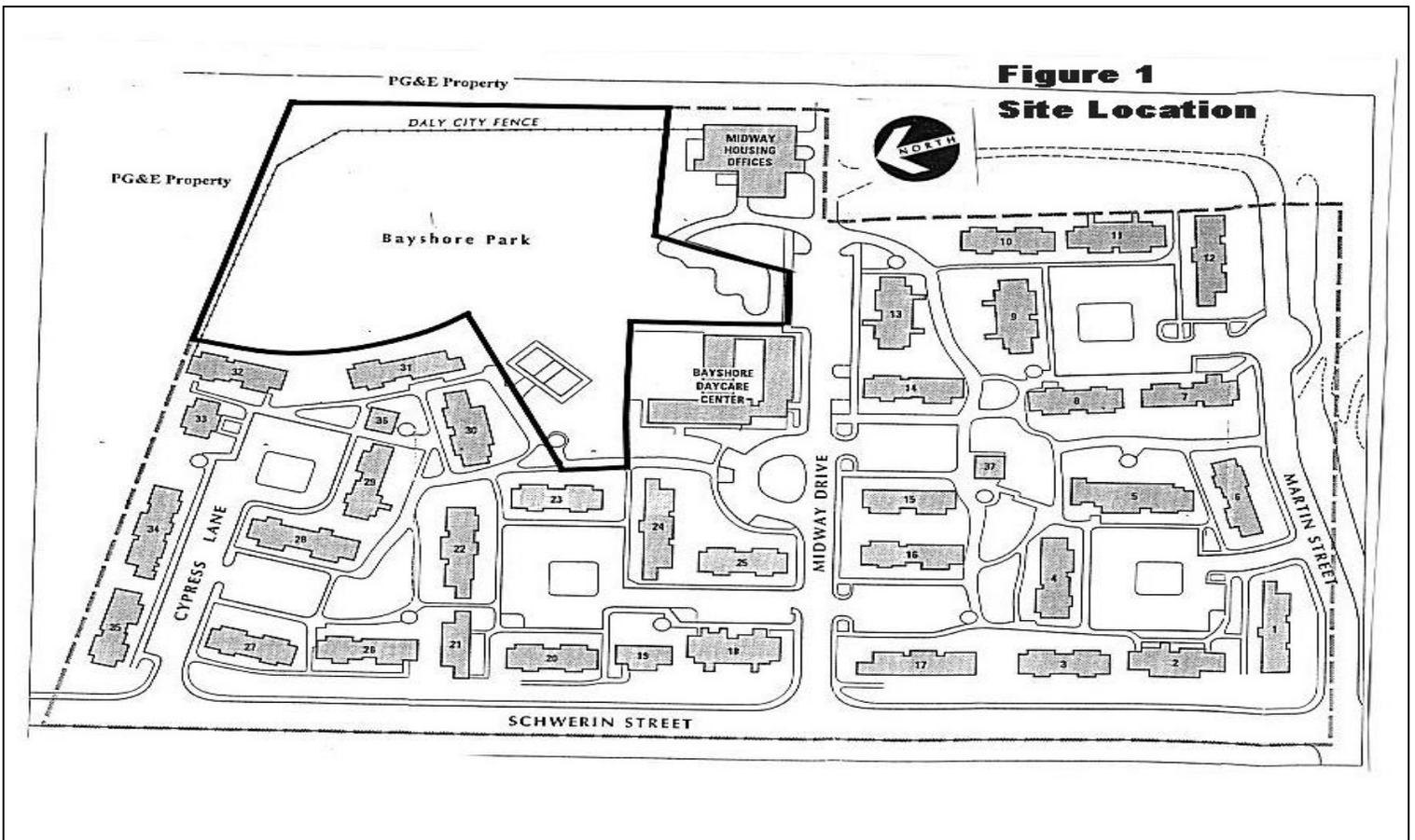
This contamination was brought to the Department of Toxic Substances Control's (DTSC's) attention in 1990. DTSC approved a RAP for Midway Village in 1993 that required soil excavation and capping of the site with two feet of clean soil,

concrete patios, asphalt, or walkways. This work was completed in 1994. The cleanup level established in the RAP was 10 parts per million (ppm) for the sum of both carcinogenic and non-carcinogenic PAHs.

DTSC approved a RAW for Bayshore Park in 1998 that required soil excavation and capping of the site with two feet of clean soil. The cleanup level that was established in the RAW was 10 ppm for the sum of both carcinogenic and non-carcinogenic PAHs.

In December 1998, as required in the Bayshore Park RAW, a consultant for the City of Daly City collected additional samples in the northern portion of Bayshore Park to define the extent of the contamination.

In June 2000, DTSC also collected soil samples from locations across the Midway Village Housing Complex and in the southern portion of Bayshore Park to evaluate whether surface soils to a depth of 2 feet contain carcinogenic PAHs above a screening level of 0.62 ppm. This screening level was based upon **benzo(a)pyrene equivalents**. Each carcinogenic PAH was assigned a benzo(a)pyrene equivalency factor based upon its potential toxicity when compared to benzo(a)pyrene. The total benzo(a)pyrene equivalent value was then calculated and compared to the screening level.



EXPLANATION OF SIGNIFICANT DIFFERENCES

After the samples collected in December 1998 and June 2000 were evaluated and recent changes in cleanup standards were considered, DTSC decided to revise the RAP and RAW to reflect a remedial goal set at 0.9 ppm benzo(a)pyrene equivalents to be consistent with current standards. This level is consistent with cleanup goals at other sites impacted by PAHs in California.

Based on the revised remedial goal the following changes to the cleanup plans for Midway Village and Bayshore Park need to be made:

Midway Village Remedial Action Plan

- Approximately 3,000 cubic yards of soil containing polycyclic aromatic hydrocarbons (PAHs) will require excavation and offsite disposal at an approved landfill. (See Figure 2.) Additionally, DTSC is proposing to excavate to five feet, as feasible, in landscaped areas in Midway Village where contaminants have been found at depth.
- Residents in Buildings 23, 29, 30, 32, 33, and 34 and portions of Building 24 will be relocated within the Midway Village Housing Complex while construction activities are occurring near their buildings.

Bayshore Park Removal Action Workplan

- The top two feet of soil from Bayshore Park (See Figure 2) will be removed and replaced with at least two feet of clean fill.
- Approximately 13,000 cubic yards of soil containing PAHs will require excavation and offsite disposal at an approved landfill. The original RAW estimated 3,500 cubic yards of soil.

These changes increase the volume, the cost for cleanup and the project schedule estimated in the 1993 RAP (for Midway Village) and in the 1998 RAW (for Bayshore Park).

A number of soil samples surrounding Building 23 and parts of Building 24 show slightly elevated levels of PAHs above the 0.62 ppm screening level in surface soils. DTSC is recommending that additional soil be removed and that the area then be resampled. If the total level of benzo(a) pyrene equivalent PAHs is above 0.9 ppm, additional soil would be removed to increase the buffer between the residents and the underlying contamination.

Some soil samples in the landscaped areas between Buildings 28 and 29, between Buildings 31 and 32, and between Buildings 33 and 34 have levels of PAHs above the screening

level at depth. In these areas, additional soil would be removed to 5 feet, if feasible based on the locations of the underground utilities, and replaced with clean soil to increase the overall buffer between the residents and the underlying contamination.

Additional samples have been collected in the areas near sample locations M01, M07, M11, M19, M24, M26 and M54 (See Figure 2). If the additional sample results confirm that soil contains carcinogenic PAHs above the 09 ppm cleanup level, additional excavation will also be required in these areas. Based on the additional depth of the clean soil buffer and the revised cleanup goals, approximately 3,000 cubic yards of soil containing PAH contamination has been encountered at the Midway Village site that will require excavation and offsite disposal.

SITE ACTIVITIES

The site activities proposed to achieve the revised cleanup goal include:

1. Preparation of a Health and Safety Plan.
2. Implementation of dust control measures and air monitoring to avoid generation of unacceptable levels of dust and contaminants.
3. Excavation of approximately 13,000 cubic yards of soil from Bayshore Park and 3,000 cubic yards of soil from areas within the Midway Village Housing Complex.
4. Transportation of excavated soil offsite to an appropriate disposal facility. Trucks will be routed through the adjacent PG&E facility to Bayshore Boulevard.
5. Collection and analysis of confirmation samples to verify that cleanup goals have been reached prior to backfilling with clean soil.

The excavated areas will then be graded and vegetated or otherwise covered as determined to be appropriate by DTSC working with the San Mateo Housing Authority for Midway Village and the City of Daly City for Bayshore Park.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

DTSC has conducted an Initial Study pursuant to CEQA and has concluded that the proposed activities will have no significant effects on the environment. Therefore, DTSC has drafted a proposed Negative Declaration. The proposed Negative Declaration is available for review in the Information Repositories.

PROJECT SCHEDULE UPDATE

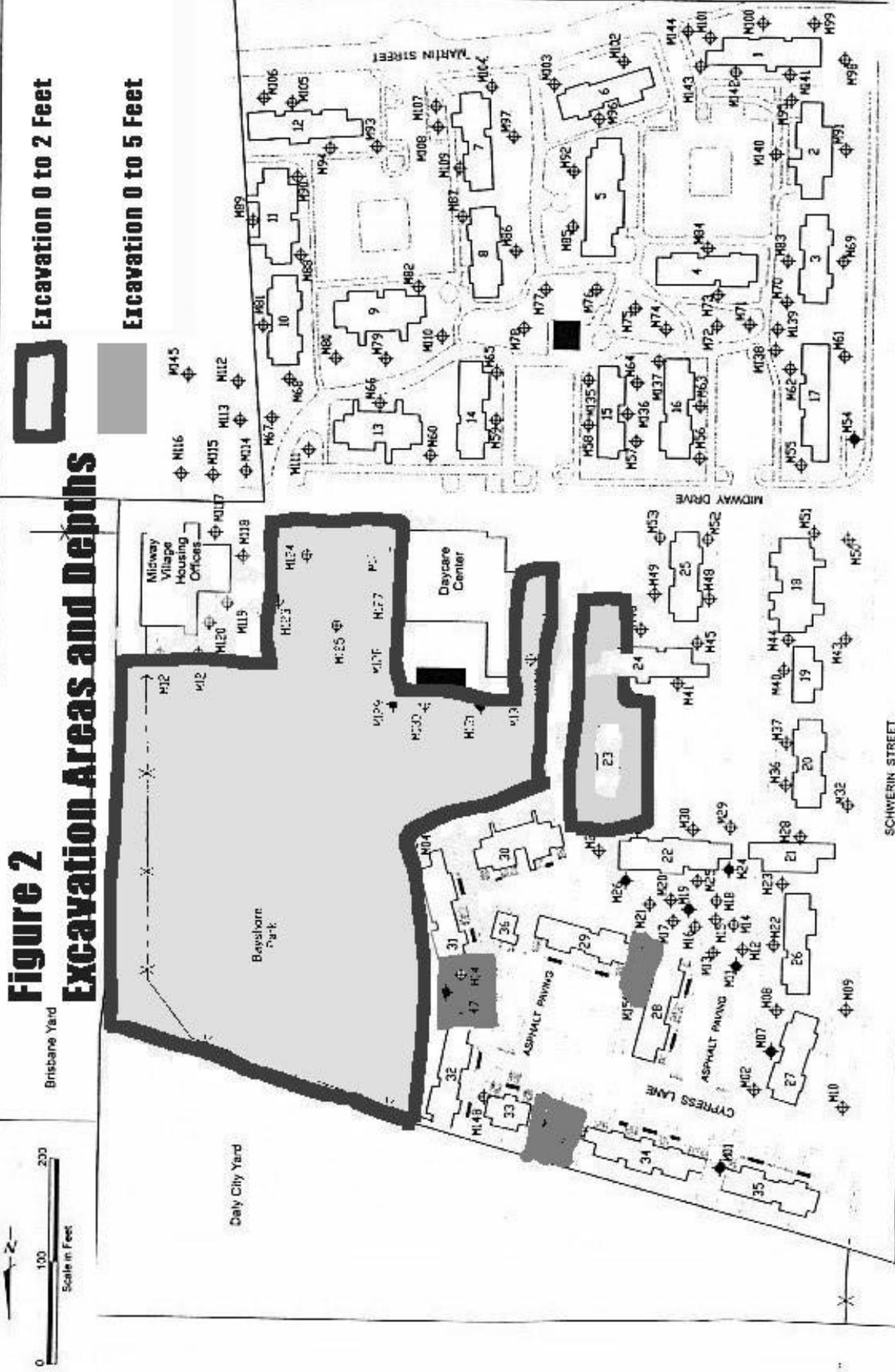
If approved, DTSC anticipates beginning soil removal in late-Summer 2001 and completing field work in October 2001.

Figure 2

Excavation Areas and Depths

Excavation 0 to 2 Feet

Excavation 0 to 5 Feet



GLOSSARY OF TERMS

BENZO(A)PYRENE EQUIVALENTS:

Each carcinogenic PAH is assigned a benzo(a)pyrene equivalency factor based upon its potential toxicity when compared to benzo(a)pyrene. These numbers are then added to calculate the total benzo(a)pyrene equivalent value.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The California law that establishes a framework for policy decisions regarding actions that may have significant effects on the environment. All state and local agencies are required to comply with CEQA prior to taking discretionary actions.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC):

A department within the California Environmental Protection Agency, which oversees the investigation and remediation of sites like the Midway Village and Bayshore Park sites.

EXPLANATION OF SIGNIFICANT DIFFERENCES (ESD):

A document or fact sheet which describes when differences in the scope, performance, or cost of a remedy adopted by the RAP occur, but do not fundamentally alter the remedy selected.

NEGATIVE DECLARATION:

A California Environmental Quality Act document issued by the lead regulatory agency when the initial environmental study reveals no substantial evidence that the proposed project will have a significant effect on the environment, or when any significant effects would be avoided or mitigated by revisions agreed to by the applicant.

POLYCYCLIC AROMATIC HYDROCARBONS (PAHs):

Chemical compounds formed when organic materials such as coal, oil, fuel, or even foods are not completely burned. PAHs are found in lampblack, a by-product of the historical gas manufacturing process. Lampblack itself is often used as a coloring agent in ink and paints. PAHs are also found in a wide variety of other materials, including diesel exhaust, roofing tars, asphalt, fireplace smoke and soot, petroleum products, and some shampoos. Some PAHs are suspected of causing cancer in humans. Other PAHs may cause other health effects if people are exposed to relatively high concentrations of the chemicals. PAHs tend to move slowly in the environment because they stick to soil and do not easily dissolve in water.

REMEDIAL ACTION PLAN (RAP):

A plan approved by DTSC that outlines a specific program leading to the remediation of a contaminated site. Once the Draft Remedial Action Plan is prepared, a public meeting is held and comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been responded to in writing, the DTSC modifies the Remedial Action Plan as appropriate in response to the comments received and approves the final remedy for the site (the Final Remedial Action Plan).

REMOVAL ACTION WORKPLAN (RAW):

A workplan prepared or approved by DTSC which is developed to carry out a non-emergency removal action or a remedial action which is projected to cost less than \$1,000,000. Once the Draft Removal Action Workplan is prepared, a public meeting is held and comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been responded to in writing, the DTSC modifies the Removal Action Workplan as appropriate in response to the comments received and approves the removal action or final remedy for the site (the Final Removal Action Workplan)

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

FOR MORE INFORMATION

If you would like more information about the Midway Village/Bayshore Park Site, please call Karen Toth, DTSC Unit Chief at (510) 540-3834 or Rachele Maricq, DTSC Public Participation Specialist, at (510) 540-3910.

INFORMATION REPOSITORIES

This ESD and the negative declaration, which are part of the Administrative Record for the site, as well as other documents relating to the Midway Village/Bayshore Park Site are available for public review at the following locations:

Midway Village Housing Office
47 Midway Drive
Daly City, CA 94014
(415) 467-4240

Daly City Public Library
2960 Geneva Avenue
Daly City, CA 94014
(415) 991-8074

Brisbane Public Library
250 Visitacion Avenue
Brisbane, CA 94005
(415) 467-2060

DTSC File Room
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3800

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Midway Village/Bayshore Park Site by using the California State Relay Service (1-888-877-5378) to reach Rachele Maricq at (510) 540-3910.

Rachele Maricq
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, California 94710

COMMUNITY MEETING

Tuesday, June 13, 2001

7:00 p.m.

Workshop 6:00 – 7:00 pm

**Lawson Hall
125 Acacia Street
Daly City, California**