Department of Toxic Substances Control

Matthew Rodriquez
Secretary for
Environmental Protection

Barbara A. Lee, Director
700 Heinz Avenue
Berkeley, California 94710-2721

Edmund G. Brown Jr.
Governor

July 05, 2017

Bill White
PG&E Environmental Remediation
Senior Project Manager
3401 Crow Canyon Road, Room 177G
San Ramon, California 94583
via email: WFWb@pge.com

Dear Mr. White:

The Department of Toxic Substances Control (DTSC) has completed its review of the revised Soil Management Plan, dated June 15, 2017 for the Pacific Gas and Electric (PG&E) Company's Martin Service Center/Daly City MGP in Daly City, California. DTSC has no additional comments. The Report is hereby approved.

If you have any questions, please contact me at (510) 540-3835 or via e-mail at Jessica.Tibor@dtsc.ca.gov.

Sincerely,

Jessica Tibor, PG
Project Manager
Brownfields and Environmental Restoration Program

cc: Jessica Ely
Haley & Aldrich, Inc.
via e-mail at jely@haleyaldrich.com

Haley & Aldrich, Inc.
2033 N. Main Street
Suite 309
Walnut Creek, CA 94596
925.949.1012

15 June 2017
File No. 128523-007

California Environmental Protection Agency
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, California 94710

Attention: Ms. Jessica Tibor

Subject: Soil Management Plan
Pacific Gas and Electric Company
Martin Service Center/Daly City MGP
3004 Geneva Avenue
Daly City, California

Dear Ms. Tibor:

Haley & Aldrich, Inc. (Haley & Aldrich) is pleased to submit this revised Soil Management Plan (SMP) to the Department of Toxic Substances Control (DTSC) on behalf of Pacific Gas and Electric Company (PG&E) for PG&E's Martin Service Center (Site). This SMP was prepared to outline plans for the management of potentially contaminated shallow soil at the Site during future excavation activities with the goal of reducing the potential for human or environmental exposure to manufactured gas plant (MGP) waste residues. Please contact the undersigned should you have any questions regarding this SMP.

Sincerely yours,
HALEY & ALDRICH, INC.

Jessica Ely
Senior Project Manager

Vincent Tilotta, PE
Senior Engineer

Enclosures

cc: Pacific Gas and Electric Company; Melitta Rorty
Pacific Gas and Electric Company; William White

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HALEY ALDRICH

www.haleyaldrich.com

REPORT ON

SOIL MANAGEMENT PLAN
PACIFIC GAS AND ELECTRIC COMPANY
MARTIN SERVICE CENTER/DALY CITY MGP
3004 GENEVA AVENUE
DALY CITY, CALIFORNIA

by Haley & Aldrich, Inc.
Walnut Creek, California

For Pacific Gas and Electric Company
San Ramon, California

File No. 128523-007
June 2017

RESPONSES TO DTSC COMMENTS MAY 15, 2017
SOIL MANAGEMENT PLAN
MARTIN SERVICE CENTER
DALY CITY, CALIFORNIA

Comments in DTSC letter, Dated May 15, 2017		Haley & Aldrich Response
1	Section 1.0 Introduction: Please clarify the last sentence of the first paragraph to indicate that a project-specific Work Plan will be submitted to DTSC for approval before each new project. The Work Plan must include a list of work activities, locations, depths of excavation, and a work schedule.	Agreed and clarified in paragraph 1 of Section 1.
2	Indicate all work preformed at the site will adhere to a Health and Safety plan (H&SP). The H&SP must be prepared in accordance with the Operations and Maintenance Agreement executed January 6, 1995 between PG&E and DTSC (Docket No. HAS-94/95-010) and provided to DTSC.	Agreed and updated in paragraph 3 of Section 1.
3	Change all mentions of "deed restriction' to 'land use restriction'	Text corrections have been made.
4	Section 5.1.1: If staining, odors, of the identification of non-native materials are used to identify MGP-impacted soil, please state so clearly.	Revised to state "The environmental professional shall identify the potential presence of MGP-impacted soil by observing staining, odors, or the identification of non-native materials MGP residues within the disturbed area."
5	Indicate that a completion reports with all permits, chains of custody, field forms, waste manifests, laboratory analytical data will be submitted to DTSC following the completion of work.	Text added to the end of Section 5.1.1.
6	Mention that maps with stockpile and/or dewatering bin locations will be included in each projects-specific plan.	Text added to paragraph 2 of Section 5.1.1.
7	DTSC recommends including the following additional information in order to expedite the review of each subsequent project specific submittal:	As the following items will vary because of the unique circumstances of each individual project. Therefore, a new Section 6 has been added to clarify that the following items shall be included in the Project-Specific Work Plans.
7A	For the above mentioned Site-Specific H&SP:	Text has been included in Section 6.
	1. A plan for sudden emergencies	
	2. Contingencies for when unknown or unexpected contamination is encountered, including procedures to evaluate these materials and DTSC notification	
	3. Procedures for containing accidental releases during work activities	
7B	Indicate that if backfill soil is brought in the analytical data will be submitted to DTSC	Text has been included in Section 5.1.2.
7C	Include information or best management practices regarding: stockpile management, storm-water runoff, odor suppression, and dust and noise mitigation and monitoring.	Text has been included in Section 6.
7D	Include a traffic plan and decontamination protocols for trucks entering and exiting the Site	Text has been included in Section 6.
7E	Indicate the annual reports will include both anticipated work and completed work.	Text has been added to Section 4.2.
7F	Indicate that an Underground Service Alert will be called in and areas marked in paint at least two business days in advance.	Text has been included in Section 6.
7G	Discuss dewatering, groundwater storage, analysis, and disposal if you anticipate this SPM will be submitted for projects that involve excavation in saturated soils.	Text has been included in Section 6.
7H	Quality Assurance/Quality control plan for all samples collected.	Text has been included in Section 6.

Table of Contents

List of Figures

1. Introduction

At the request of Pacific Gas and Electric Company (PG&E), Haley & Aldrich, Inc. (Haley & Aldrich) has prepared this revised Soil Management Plan (SMP) as a guideline for handling disturbed soil for future planned activities at PG&E's Martin Service Center at 3004 Geneva Avenue, Daly City, California (Site; Figures 1 and 2). This SMP may be used to develop project-specific plans. Project-specific work plan shall be submitted to Department of Toxic Substances Control (DTSC) for approval before each new project. The site-specific work plan shall include a list of work activities, locations, depths of excavation, a work schedule, and site maps showing any planned soil stockpile and/or dewatering tank locations.

Martin Service Center is a former manufactured gas plant (MGP) site and activities that may disturb subsurface soil are under the Department of Toxic Substances Control (DTSC) oversight. Areas of known MGP impacts have been documented across a large portion of the Site (CH2M HILL, 2001) (Figure 3). MGP-impacted soils are managed in-place under a cap composed of asphalt, concrete, and/or chipseal. A land use restriction is recorded for this Site which includes a requirement that capped soils are not disturbed without approval of a health and safety plan and an SMP by DTSC (DTSC and PG&E, October 17, 2002). This SMP outlines the handling of soil from future excavations within the known and possible MGP-impacted areas of the Site and complies with DTSC guidelines.

This SMP was prepared to mitigate exposure of MGP-impacted soils to Site and vicinity workers and to ensure that all proposed work complies with DTSC's requirements for the Site. Work performed at the Site will adhere to a site-specific health and safety plan (HASP). The HASP shall be prepared in accordance with the Operations and Maintenance Agreement executed January 6, 1995 between PG&E and DTSC (Docket No. HAS-94/95-010) and provided to DTSC.

This SMP contains a summary of the investigation activities conducted, identifies chemicals detected in soil at the Site, and assesses exposure routes that may generate a health risk for Site occupants or Site workers. This SMP also provides a summary of mitigation measures that are protective of human health under the proposed on-Site current land use. In general, these mitigation measures include requirements for maintaining adequate cover (cap) over soil at the Site.

2. Background

2.1 SITE HISTORY AND DESCRIPTION

The Site is located at 3004 Geneva Avenue in Daly City, California. The Site covers approximately 52 acres. The Site is bounded to the north by Geneva Avenue; to the west by Schwerin Street; to the east by Bayshore Boulevard; and to the south by Midway Village housing, Bayshore Park, and Main Street.

The Site is divided into several sections, including Daly City Yard, Brisbane Yard, Brisbane Yard Annex, Martin Substation, Levinson North Parcel, and the building located at 2850 Bayshore Blvd, Brisbane that was formerly the PSEA Clubhouse/Records Center and is now used as office and warehouse space for PG&E's General Construction Gas and Corporate Real Estate (Figure 2).

From 1905 to 1916, an MGP operated on the Site at the current location of the PG&E Martin Service Center. Residual waste associated with the MGP operations, including lampblack and tar, is known to exist locally in the Site fill and on adjacent areas to the south and west. Previous environmental investigations conducted at the Site indicate that such waste variably exists under much of the Site to depths up to 16 feet below ground surface (bgs).

Since the 1980s, DTSC has overseen environmental characterization, monitoring, and remedial action activities for the Site as the lead environmental regulatory agency. After subsurface characterization results showed that the soil and groundwater had contaminant concentrations above acceptable DTSC criteria, environmental controls were implemented. The controls include the installation of concrete, asphalt, and chip seal caps, a network of monitoring wells, and a groundwater interceptor trench, in addition to requiring off-site disposal of certain soil and groundwater and cap integrity monitoring. The State Water Resources Control Board (SWRCB) administers storm water control requirements for the Site.

The Site is currently developed with a PG&E service center, substation, and associated structures, office spaces, storage buildings, and paved parking lots. An undeveloped wetland extends through the southern portion of the Site.

2.2 PREVIOUS INVESTIGATIONS

Results of soil sampling performed at the Site (CH2M Hill, 1987, 1988, 1990, 2003 and PG&E, 1986) indicate the presence of the following constituents of potential concern (COPCs): total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), cyanide, and metals including arsenic, cadmium, chromium, lead, nickel, and mercury. These reports along with the analytical results of samples can be viewed on the DTSC Envirostor website[1].

2.2.1 Site Soil

Multiple soil investigation and characterization reports were prepared between 1987 and 2003. Data from the 1988 soil characterization report indicated that soil on portions of the Site was impacted with

[1] http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=41360100

PAHs from MGP residues from 3 to 12 feet bgs, depending on the thickness of the overlying fill, with concentrations of total PAHs up to 6,951 milligrams per kilogram (mg/kg) (CH2M HILL, 1988). Total phenol concentrations in the soil samples ranged from 0.6 to 300 mg/kg and were detected in 11 out of the 25 borings. Benzene, toluene, ethylbenzene and xylenes (BTEX) concentrations ranged from 0.1 to 13.4 mg/kg. BTEX was detected in 7 of the 25 borings. The maximum concentration of cyanide was 7.11 mg/kg. Cyanide was detected in 16 of the borings, including 3 of the borings where field observations did not indicate the presence of MGP residues. Areas containing known MGP impacts in soils are shown in Figure 3.

2.2.2 Site Groundwater Monitoring

The 1988 Site Characterization Report noted groundwater contamination in the artificial fill zone, the shallow zone and the deep zone (CH2M HILL, 1988). PAHs were detected in groundwater on the Site above RWQCB Environmental Screening Levels (ESLs) beginning in 1987. Annual groundwater monitoring was performed between 1987 and 2011, with a final groundwater monitoring event occurring in 2015. A groundwater interceptor trench designed to prevent offsite migration of PAHs was installed in 2002.

PAHs were not detected on the Site in concentrations above RWQCB ESLs between 2008 and 2015 (Haley & Aldrich, 2015). The groundwater monitoring program was discontinued and the groundwater interceptor trench was taken offline on December 31, 2015 with DTSC approval.

3. Health Risk Exposure Routes

TPH, VOCs, PAHs, cyanide, and metals including arsenic, cadmium, chromium, lead, nickel, and mercury were detected in Site soil above applicable environmental screening levels and regional background levels. All other COPCs in soil present on the Site were below applicable environmental screening levels.

A risk assessment report was prepared to evaluate potential impacts to public and environmental health (CH2M HILL, 1991). This report concluded that the most significant potential risk to public health was direct exposure to PAH-contaminated soil and the most significant potential risk to environmental health was the offsite migration of PAHs in groundwater. The subsequent remedial action plan (CH2M HILL, 1993a) indicated that mitigating these risks could be accomplished most effectively using limited capping, grading and groundwater control.

The Site was divided into two Operable Units (OU-1 and OU-2, Figure 4). OU-1 includes the areas where the potential existed for contact with surface soil containing PAHs. These areas are on the western portion of the Site, including the bermed area along the southern boundary of the Daly City Yard and the Schwerin Street Strip. OU-2 encompasses the eastern portion of the Site and addresses the potential routes of PAH transport by surface water and groundwater. It includes the drainage ditch, storm drain and groundwater flowing offsite to the east. A second remedial action plan (CH2M HILL, 1998a) was prepared to address the potential additional risks of the Bayshore Storm Drain Improvement Project (BSDIP), and added the management and disposal of excavated soil from the BSDIP to the remedy for OU-2.

Groundwater monitoring between 2008 and 2015 indicated that groundwater at the Site is no longer impacted with MGP residues above ESLs; therefore, direct exposure to MGP-impacted soils is presently considered the primary potential health risk exposure route for the Site.

4. Mitigation Measures

The following sections summarize the remedial actions selected and implemented at the Site as well as the operation and maintenance (O&M) of the remedies.

4.1 REMEDIAL ACTION SELECTION AND IMPLEMENTATION

Because of the complexity and variation of the contamination at the Site, DTSC organized the work into two operable units, OU-1 and OU-2, addressing specific areas where action was appropriate. OU-1 includes areas on the western portion of the Site, where the potential exists for contact with surface soil containing PAHs, including the bermed area along the southern boundary of the Daly City Yard and a strip of land between Schwerin Street and the Daly City Yard. OU-2 includes areas on the eastern portion of the Site and addresses potential routes of PAH transport by surface water and groundwater, including the drainage ditch, storm drain and groundwater flowing off-site to the east.

The results of the 1991 risk assessment (CH2M HILL, 1991) indicated that soil in OU-2 did not pose a significant risk to human health via the dermal contact pathway. Direct exposure to COPCs in the soil was unlikely because access to the Site was controlled by a fence around the property. Also, most soil is covered by concrete, asphalt, or clean fill, which limited potential contact with soil containing COCs. The Remedial Action Plan (RAP) for OU-1 (CH2M HILL, 1993a) was approved by DTSC in June 1993. The Remedial Design and Implementation Plan (RDIP) (CH2M HILL, 1993b) for OU-1 was approved in December 1993. A revised RAP for OU-2 was completed in July 1998 (CH2M HILL, 1998a) and DTSC approved a modified RAP for OU-2 in September 2000.

On 28 June 1991, PG&E entered into a Consent Order with the State Department of Health Services (DHS) and the RWQCB. The objective of the Consent Order was to ensure that any release or threatened release of a hazardous substance (as defined in section 25316 of the California Health and Safety Code) to the air, soil, surface water, or groundwater at or from the Site is thoroughly investigated and appropriate remedial actions are taken.

Additionally, a land use restriction was approved by DTSC and filed by PG&E in 2002 at the San Mateo County Recorder's Office (DTSC and PG&E, 2002). The land use restriction limits the use of the Site to industrial, utility, commercial or office space use, and prohibits the future development of the Site for health clinics, schools, daycare centers or senior citizen facilities. The land use restriction also prohibits drilling for water for drinking or irrigation purposes, raising of food, and bans activities that disturb capped soils without approval of a health and safety plan and an SMP by DTSC.

4.2 OPERATION AND MAINTENANCE

Operation and maintenance (O&M) activities as well as monitoring of the remediation systems are being conducted at the Site with DTSC oversight. O&M activities are being conducted in accordance with the following DTSC-approved documents:

- Revised Operations and Maintenance Plan for Martin Service Center Operable Unit 1 (The Daly City Yard Berm Cap and Schwerin Street Strip Capped Areas) and Operable Unit 2 (Brisbane Yard and Annex Cap and Interceptor Trench) (PG&E, 2005).

- 2015 Fourth Five-year Review Report for PG&E Martin Service Center, Daly City, CA. (Haley & Aldrich, 2015).

Current O&M and compliance monitoring reporting requirements are described below.

In accordance with the O&M Plan, PG&E representatives conducted a monthly inspection of the cap, drainage ditch, and irrigation system during the first year after construction (CH2M HILL, 1994). After the first year, the inspection schedule decreased to once every three months and included annual inspection of perimeter fencing. The current O&M Plan (revised in 2005) addresses a corrective action procedure, landscape monitoring, and an irrigation schedule (PG&E, 2005).

Chip seal surfaces are inspected semi-annually for deterioration and, if found to be deteriorated, worn, or damaged sufficiently to allow significant dust generation, the chip seal surface is repaired as needed.

A PG&E representative periodically (at least annually) inspects the perimeter fence to check for holes or other damage. If damage is found, PG&E makes the necessary repairs (PG&E, 2005).

Annual reports will be submitted; which include the completed annual and semiannual Site activities. The report will also include anticipated work for the next year.

Groundwater monitoring will be competed every five years in accordance to the DTSC approved plan to reduce groundwater monitoring across the Site as stipulated in the 2015 Fourth Five-year Review Report for PG&E Martin Service Center (Haley & Aldrich, 2015).

5. Management of MGP Impacted Soil

In the event of future excavation and/or soil movement at the Site, appropriate precautions and controls should be instituted to protect workers and the environment from exposure to COPC concentrations as documented herein. The COPC concentrations may be presumed to extend across the entire Site (including under any hardscape areas).

The following sections describe procedures to be used to identify and/or manage soil containing residual chemical concentrations that could potentially be encountered on the Site during and after Site development or maintenance activities.

5.1 SOIL

As previously discussed, based on investigation to date, MGP residues containing TPH, VOCs, PAHs, cyanide, and metals including arsenic, cadmium, chromium, lead, nickel, and mercury are the COPCs that have been documented at the Site.

Multiple soil investigation and characterization reports between 1987 and 2003 indicated that soil on portions of the Site was impacted with PAHs from MGP residues from 3 to 12 feet bgs, depending on the thickness of the overlying fill, with total PAH concentrations up to 6,951 milligrams per kilogram (mg/kg) (CH2M HILL, 1988).

The following risk management measures should be implemented before, during, and after any work is conducted that will penetrate below the surface cap outlined in Section 4 and into native soil and/or fill.

5.1.1 Soil Handling, Excavation, and Disposal Procedures

Soil in the Site was previously sampled for characterization. Soil in an area encompassing the southern portion of the Site has known MGP impacts (Figure 3). Soil disturbed within the area of known MGP impacts is assumed to be hazardous, and shall be handled appropriately as described below. Soil disturbed on the Site outside of the area of known MGP impacts should be handled as hazardous material if MGP impacts are observed during excavation. Excavated soil from outside of the area of known impacts should be observed by a professional qualified to identify MGP impacts. The environmental professional shall identify the potential presence of MGP-impacted soil by observing staining, odors, or the identification of MGP residues within the disturbed area.

Excavated soil from inside of the area of known MGP impacts, or suspected of containing MGP residues, shall be contained at the Site on either a 10-mil plastic sheet, in a roll-off bin, or in a Department of Transportation-rated drum until profiled and accepted for disposal. Excavation soil will be segregated based on visual observation of MGP residues. Soil will be stored in a secure location within the Site, which will be identified on project-specific work plans. The soil will be sampled and profiled for removal from the Site to an approved waste disposal facility. All individuals working in the excavation or with the excavation soil should be 40-Hour HAZWOPER trained.

Soil samples shall be collected in laboratory-provided containers as required by the receiving disposal facility. A four-point composite soil sample shall be collected from the excavated soil stockpile. All soil

samples shall be immediately placed on ice and transported to a State of California certified laboratory under chain of custody protocol for the following analyses:

1. VOCs by United States Environmental Protection Agency (EPA) Method 8260B;
2. CAM 17 metals and cyanide by EPA method 600/7400 series;
3. Total Extractable Petroleum Hydrocarbons by EPA Method 8015B;
4. Semivolatile Organic Compounds by EPA Method 8270 Selective Ion Monitoring (SIM);
5. Benzene Toxicity Characteristic Leaching Procedure (TCLP);
6. Lead Soluble Threshold Limit Concentration (STLC); and
7. Lead (TCLP).

A completion report with all permits, chains of custody, field forms, waste manifests, and laboratory analytical data shall be submitted to DTSC following the completion of each project as specified in the project-specific work plan.

5.1.2 Criteria for Soil Reuse/Disposal

All excavated soil from inside the area of known MGP impacts shall be removed for disposal at an off-Site disposal facility. Soil excavated from outside the area of known MGP impacts may be reused on the site based on the following Soil Reuse Criteria table.

Soil may be reused at the Site only if analytical results from its corresponding composite soil sample analysis are below its corresponding commercial/industrial limit, as shown below. These criteria are based on DTSC-Modified Screening Levels [2] (DTSC-SLs) established by DTSC in the Human Health Risk Assessment (HHRA) Note 3, and Environmental Screening Levels[3] (ESLs) established by the San Francisco Bay Regional Water Quality Control Board (RWQCB) for screening for environmental concerns at sites with contaminated soil and groundwater. The criteria are appropriate for this Site because the property is a restricted commercial/industrial site. ESLs were used for analytes for which a corresponding DTSC-SLs was not identified to be established. ESLs for direct exposure human health risk for commercial/industrial site were selected over more conservative groundwater leaching ESLs because the soil that is potentially being reused onsite is going to be placed in its excavation of origin, and years of groundwater monitoring indicate that groundwater migrating offsite is no longer a viable exposure pathway for COPCs at the Site (Haley & Aldrich, 2015). Any soil imported onto the Site for use as backfill will be subject to the same screening levels as soil reused onsite. All analytical data for imported soil will be submitted to DTSC.

[2] 2016. California Department of Toxic Substances Control, *Human Health Risk Analysis Note 3.* June 2016. (Table 1 (DTSC Recommended Screening Levels for Soil *industrial/commercial use))*.

[3] 2016. California Regional Water Quality Control Board, San Francisco Region. *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater, Interim Final. February* 2016. ((Direct Exposure Human Health Risk Levels, Table S1 (shallow soil for industrial/commercial use)*).*

SOIL REUSE CRITERIA		
Analyte	Limit (in Milligrams per kilogram)	Source
ACENAPHTHENE	45,000	ESL
ANTHRACENE	230,000	ESL
ANTIMONY	470	ESL
ARSENIC	0.36	DTSC-SL
BARIUM	220,000	ESL
BENZO(a)ANTHRACENE	2.9	ESL
BENZO(b)FLUORANTHENE	2.9	ESL
BENZO(k)FLUORANTHENE	29	ESL
BENZO(a)PYRENE	0.29	ESL
BERYLLIUM	210	DTSC-SL
CADMIUM	7.3	DTSC-SL
CHROMIUM III	170,000	DTSC-SL
CHROMIUM VI	6.2	ESL
CHRYSENE	260	ESL
COBALT	350	ESL
COPPER	47,000	ESL
DIBENZO(a,h)ANTHTRACENE	0.29	ESL
FLUORANTHENE	30,000	ESL
FLUORENE	30,000	ESL
INDENO(1,2,3-cd) PYRENE	2.9	ESL
LEAD	320	DTSC-SL
MERCURY	4.5	DTSC-SL
METHYLNAPHTHALENE (total 1- & 2-)	3,000	ESL
MOLYBDENUM	5,800	ESL
NAPHTHALENE	14	ESL
NICKEL	11,000	ESL
PYRENE	23,000	ESL
SELENIUM	5,800	ESL
SILVER	1,500	DTSC-SL
THALLIUM	12	ESL
TOTAL PETROLEUM HYDROCARBONS - diesel range	1,100	ESL
TOTAL PETROLEUM HYDROCARBONS - motor oil range	140,000	ESL
VANADIUM	1,000	DTSC-SL
ZINC	350,000	ESL

If the result for any analyte exceeds its corresponding limit, the impacted soil must be disposed of at an acceptable off-site disposal facility. Soil designated for off-site disposal may require additional chemical analysis to meet specific requirements set forth by the receiving disposal facility.

6. Additional Considerations for Project Specific Plans

This SMP may be used to develop project-specific plans, however some of the requirements for project-specific plans may vary due to the circumstances of each individual project. The following list contains additional items that may be included in project-specific plans to help expedite the DTSC review process.

- Information for best management practices regarding stockpile management, storm-water runoff, odor suppression, and dust and noise mitigation and monitoring;
- Traffic plan and decontamination protocols for trucks entering and leaving the Site;
- A plan for dewatering, groundwater storage, analysis and disposal; and
- A quality assurance/quality control plan for all samples collected.

A project-specific HASP shall be developed by the contractor preforming the work. This HASP shall include the following:

- A plan for sudden emergencies;
- Contingencies for when unknown or unexpected contamination is encountered, including procedures to evaluate these materials and DTSC notification;
- Procedures for containing accidental releases during work activities;
- Utility procedures, including the Underground Service Alert protocol; and
- Project-specific hazards and mitigation procedures.

References

California Department of Toxic Substances Control (DTSC) and Pacific Gas & Electric Company (PG&E). 2002. *Covenant to Restrict Use of Property.* Environmental Restriction. (Re: PG&E Martin Service Center Brisbane and Daly City). Online: http://www.envirostor.dtsc.ca.gov/regulators/deliverable_documents/3047818839/SMBR_DEED_41360100.pdf. 17 October.

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California Regional Water Quality Control Board - San Francisco Bay Region (RWQCB). 2016. *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater. Interim Final.* February 2016.

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CH2M HILL. 2002a. *Construction Completion Report: PG&E Martin Service Center Former Manufactured Gas Plant: Operable Unit 2.* April.

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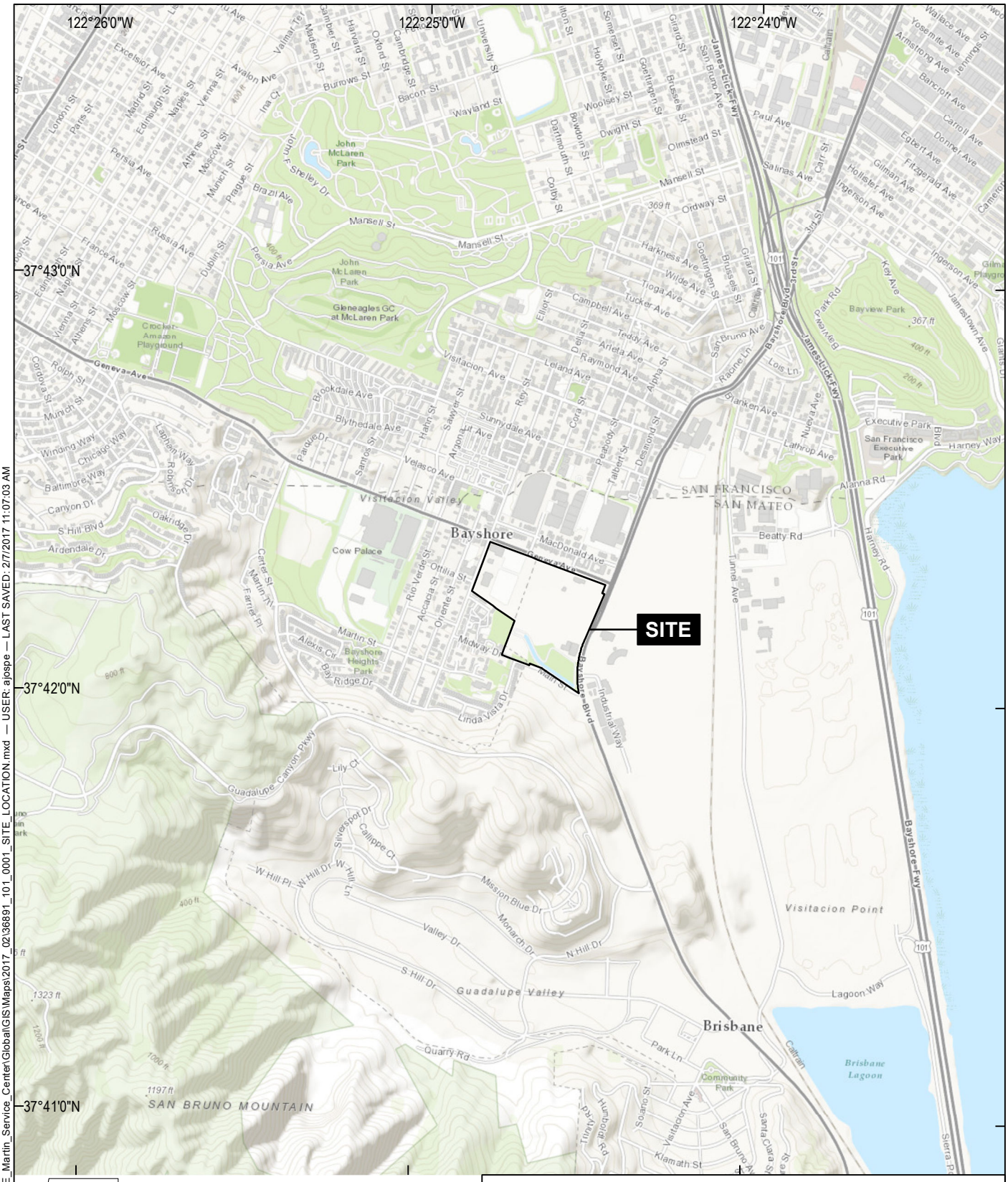
Haley & Aldrich. 2012. Proposal to Reduce Groundwater Sampling and Groundwater Level Monitoring at Pacific Gas and Electric Company's Martin Service Center. 12 March.

Haley & Aldrich. 2015 *Fourth Five-year Review Report for PG&E Martin Service Center, Daly City, CA*. 30 October.

Pacific Gas and Electric Company (PG&E). 2005. *Revised Operations and Maintenance Plan for Martin Service Center Operable Unit 1 (The Daly City Yard Berm Cap and Schwerin Street Strip Capped Areas) and Operable Unit 2 (Brisbane Yard and Annex Cap and Interceptor Trench).* 12 October.

FIGURES



PACIFIC GAS AND ELECTRIC COMPANY
MARTIN SERVICE CENTER
FORMER MANUFACTURED GAS PLANT SITE
DALY CITY AND BRISBANE, CALIFORNIA

SITE LOCATION MAP

MAP SOURCE: ESRI
USGS QUAD: SAN FRANCISCO SOUTH
SITE COORDINATES: 37°42'12"N, 122°24'39"

APPROXIMATE SCALE: 1 IN = 2000 FT
JUNE 2017

FIGURE 1

GIS FILE PATH: \\oak\common\36891_PGE_Martin_Service_Center\Global\GIS\Maps\2017_02\36891_101_0001_SITE_LOCATION.mxd — USER: ajospe — LAST SAVED: 2/7/2017 11:07:03 AM

LEGEND

- LEVINSON NORTH PARCEL
- PG&E PROPERTY BOUNDARY
- GEOGRAPHIC BOUNDARY WITHIN PG&E PROPERTY
- PARCEL

NOTES

1. AERIAL IMAGERY SOURCE: ESRI

0 200 400
SCALE IN FEET

HALEY ALDRICH

PACIFIC GAS AND ELECTRIC COMPANY
MARTIN SERVICE CENTER
FORMER MANUFACTURED GAS PLANT SITE
DALY CITY AND BRISBANE, CALIFORNIA

SITE MAP

JUNE 2017

FIGURE 2

GIS FILE PATH: \\oak\common\36891_PGE_Martin_Service_Center\Global\GIS\Maps\2017_02\36891_101_0002_SITE_GROUNDWATER_ELEVATIONS.mxd — USER: ajospe — LAST SAVED: 2/17/2017 10:47:50 AM

LEGEND

- PG&E PROPERTY BOUNDARY
- GEOGRAPHIC BOUNDARY WITHIN PG&E PROPERTY
- PARCEL
- EXTENT OF KNOWN MANUFACTURED GAS PLANT (MGP) IMPACTS

NOTES

1. EXTENT OF KNOWN MGP IMPACTS SOURCE: CH2M HILL, 1988, FINAL SITE CHARACTERIZATION REPORT VOLUME I, DALY CITY FORMER MANUFACTURED GAS PLANT, PACIFIC GAS AND ELECTRIC, NOVEMBER

2. AERIAL IMAGERY SOURCE: ESRI

N

0 200 400

SCALE IN FEET

HALEY ALDRICH

PACIFIC GAS AND ELECTRIC COMPANY (PG&E)
MARTIN SERVICE CENTER
FORMER MANUFACTURED GAS PLANT SITE
DALY CITY AND BRISBANE, CALIFORNIA

EXTENT OF KNOWN MGP IMPACTS

JUNE 2017

FIGURE 3

GIS FILE PATH: \\oak\common\36891_PGE_Martin_Service_Center\Global\GIS\Maps\2017_0113689 1_101_0002_SITE_GROUNDWATER_ELEVATIONS.mxd — USER: ajospe — LAST SAVED: 3/13/2017 4:20:15 PM

LEGEND

- OU-1 AREA
- OU-2 AREA
- PG&E PROPERTY BOUNDARY
- GEOGRAPHIC BOUNDARY WITHIN PG&E PROPERTY
- PARCEL

NOTE

AERIAL IMAGERY SOURCE: ESRI

0 200 400

SCALE IN FEET

HALEY ALDRICH

PACIFIC GAS AND ELECTRIC COMPANY (PG&E)
MARTIN SERVICE CENTER
FORMER MANUFACTURED GAS PLANT SITE
DALY CITY AND BRISBANE, CALIFORNIA

SITE OPERABLE UNITS

JUNE 2017

FIGURE 4

GIS FILE PATH: \\oak\common\36891_PGE_Martin_Service_Center\Global\GIS\Maps\2017_01\36891_101_0002_SITE_GROUNDWATER_ELEVATIONS.mxd — USER: ajospe — LAST SAVED: 3/13/2017 4:20:15 PM

FILE COPY

SITE SCREENING FORM

Site Name: Metten & Gebhard (Metten & Gebhardt Tannery)

Site Location: 1775 Egbert Avenue, San Francisco, San Francisco County, California 94124

Calsites Identification: 38310001

Site Summary:

This site is located in the Bay View neighborhood in San Francisco, California. It is in a mixed industrial-urban area and consists of three buildings and a parking area with a fenced perimeter to prevent public access. The nearest residential area is twelve hundred feet to the northeast. Railroad tracks, a vacant lot, Bayshore Boulevard and US Highway 101 are to the west of the site. The site is bordered by a three-story office building to the west; railroad tracks, a public storage business, and a vacant lot to the southeast. The South Basin area of San Francisco Bay is approximately one mile to the east.

Metten & Gebhard operated a tannery from the early 1900's to 1979. The site was then leased to Salz Leather Company from 1979 to 1981. Both of these operations used chrome and vegetable tanning processes. Trivalent chromium was used in the process. The building was vacant with a caretaker for several years. AC Electric Company, owned by Andreas Christofordis, acquired the site in 1983.

In December 1981, Department of Health Services (DHS) predecessor to Department of Toxic Substances Control (DTSC) identified the site as a part of the Abandoned Site Project and two drums were sampled. The results were iron up to 6916 parts per million (ppm), arsenic up to 916 ppm and chromium up to 6600 ppm.

Testing of soil/sediments within the building in the sumps and trenches took place in November 1982. Results indicated chromium contamination (up to 15,500 milligrams per kilogram (mg/kg)) in the subsurface soils. In groundwater, one grab sample had fifty-three micrograms per milliliter (ug/ml) of chromium. The industrial well was non-detect for chromium.

In June 1984, DHS inspected the site and found some high chromium results. After removing the subsurface soil/sediments under the wooden floor inside the building, it was discovered that the entire area was on a concrete sub-floor. This area was scraped clean with the soil/sediment placed in drums for shipment and the floor steam cleaned. The concrete sub-floor showed no cracks or staining after the cleaning. In July 1984, another inspection of the area showed that all exposed soil/sediment was removed. The entire site is either paved or concreted with no exposed soil. The site was certified in 1984 as closed. The site was removed from the State Priority Ranking List in 1985.

Status Recommendation: No Further Action

Rationale/Supporting Documentation: The site has been certified and closed.

All contaminated soils/sediments above the concrete subfloor were removed.

Prepared By: Katharine Hilf Hours Spent: 20

Unit Chief Approval: K-M. Toth Date: 1/16/2003

Branch Chief Approval: Barbara Jow Date: 3/27/2003

March17, 2003

Memorandum to File:

From: Katharine Hilf
Subject: Metten & Gebhardt Site
1775 Egbert Avenue, San Francisco, California 94124

I called Mr. Andreas Christofordis (415-468-4047), present owner of the site at 11:45 AM - 11:55 AM. I spoke to him about the property and the cleanup of the site. There is no one at the site currently using any hazardous substances. He does not know when the Concrete sub floor was put into place. He confirmed that the soil and sediment on the sub floor was removed and shipped out and that the area was steam cleaned and re-inspected. The cost was around one half of a million dollars. He said that every thing was done to the letter of the law and that there were multiple inspections that were passed. The trenches and sumps were cleaned out and certified and are not in use. Electricians and carpenters are using the space. He does not know of anyone who formerly worked on site. He does not have any records about the property beyond what he has as part of the cleanup. He feels that everything was done 20 years ago that should be done and believes that the site is completely cleaned up and certified and that there should be no further action on this site.

DRIVE-BY RECORD

Site Name: Metten & Gebhard

Site Location: 1775 Egbert Avenue, San Francisco, San Francisco County, California 94124
Date: 4-09-2002

Calsites Identification #: 38310001

1. Status: Active X — Different Company Yes
Inactive — AC Electric Company/Construction

2. Setting: Residential X — Commercial
Industrial X — Agricultural
Paved X — Unpaved Areas
Restricted Access X — Unrestricted Access
Near RR Tracks X — Near Drainage
Vegetation None
Topography: Flat city block
Visibility

3. Waste Containment:: Unknown Not visible

Pond	Pit	Ditch
Drums	Tanks	Buckets
Trash Can	Dumpster	Sacks
Piles	Scattered	Other

Stored On: Ground — Pavement — Pallets

Waste Description:

Inert	Garbage	Industrial
Solid	Sludge	Liquid

Quantities, labeling, Color, odors, etc.

4. Distance to Surface Water: ~ 1 mile to South Basin of San Francisco Bay to the east.

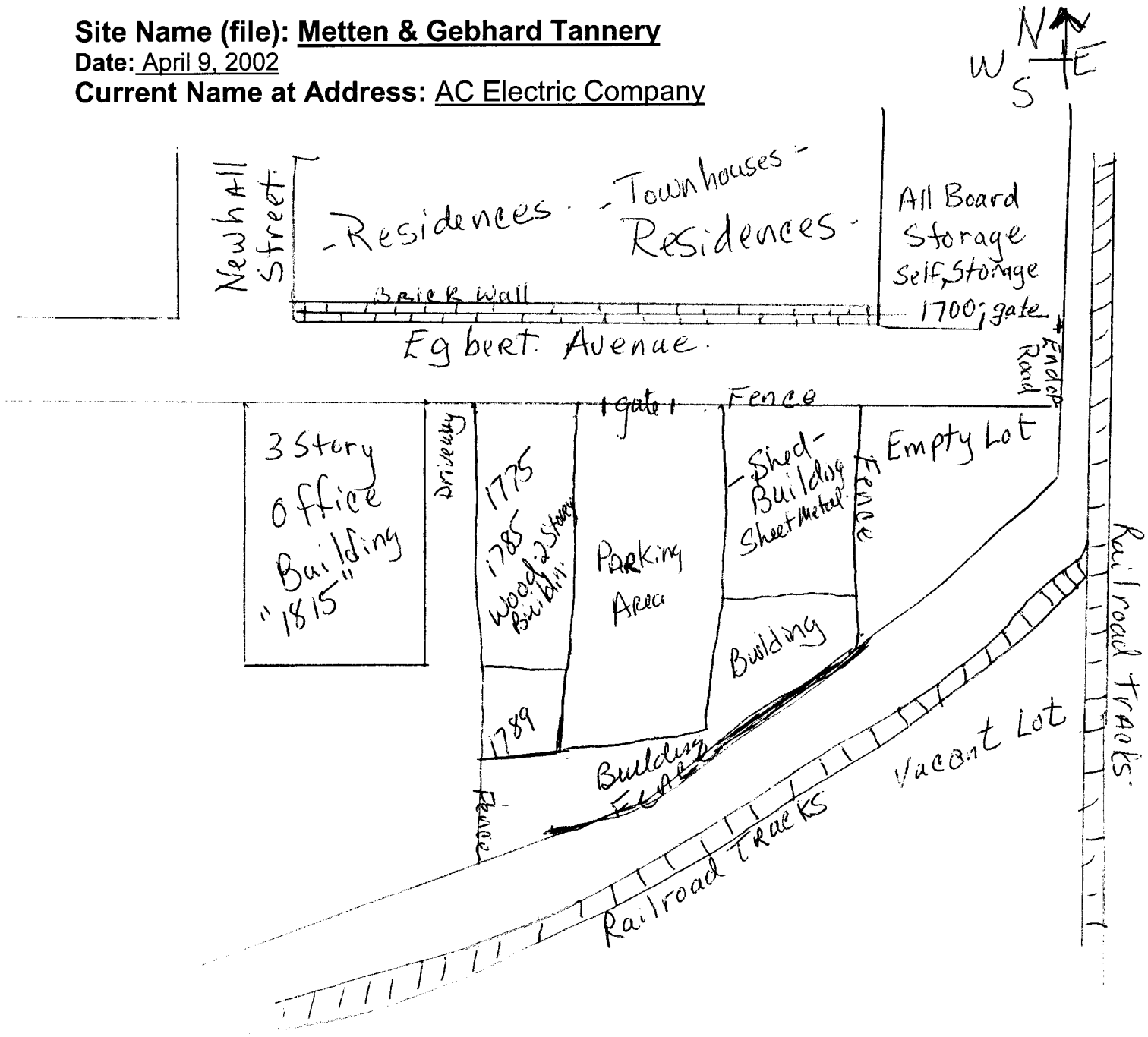
5. Other Observations: The site is surrounded by a fence and is gated into a central courtyard area. The buildings are constructed of wood and sheet-metal siding. There are several buildings inside the fence. Several trucks were parked inside. To the north is residences ~ 1200 feet behind a brick wall. To the northeast is All Board Storage, self storage, at 1700 Egbert, where the road ends. The three-story office building to the west address is 1815 Egbert. Several addresses associated with the site are: 1789, 1785, 1775. Egbert Avenue runs in the east-west direction. Railroad tracks run along the south side of the site and to the east. The area is mixed industrial/ residential. Bayshore Boulevard and US Highway 101 are to the west.

Site Sketch

Site Address: 1775 Egbert Avenue, San Francisco, San Francisco County, California 94124

Calsite # 38310001

Site Name (file): Metten & Gebhard Tannery
Date: April 9, 2002
Current Name at Address: AC Electric Company



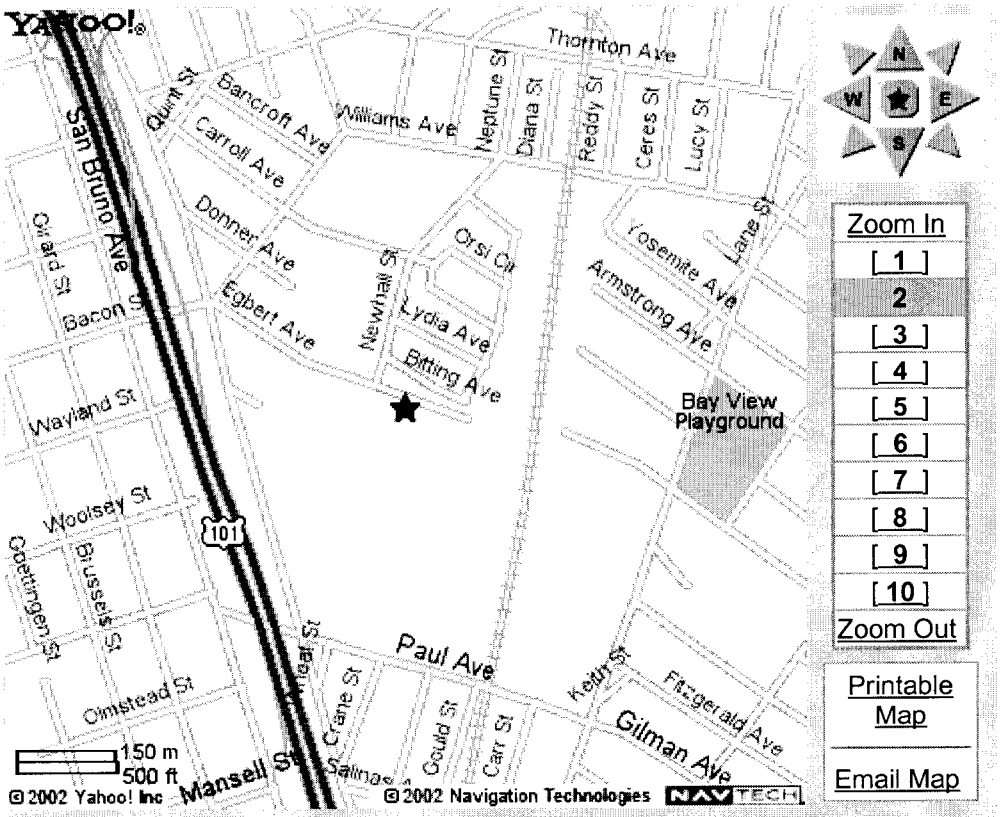
Not to Scale

YAHOO! Maps

Welcome, kjhilf

Yahoo! Maps

★ **1775 Egbert Ave, San Francisco, CA 94124-2567**



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City, State or Zip
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United States

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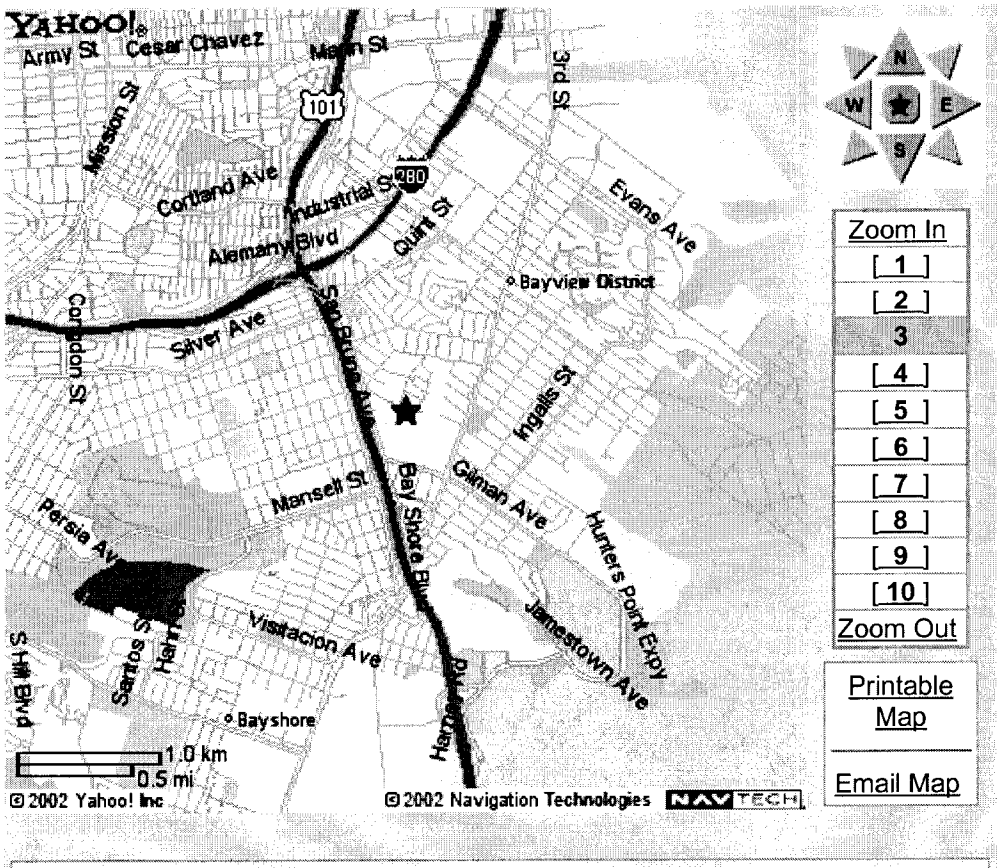
★ **1775 Egbert Ave, San Francisco, CA 94124-2567**

Save This Address



N W E S

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1775 Egbert Ave

City, State or Zip
San Francisco, CA 94

United States

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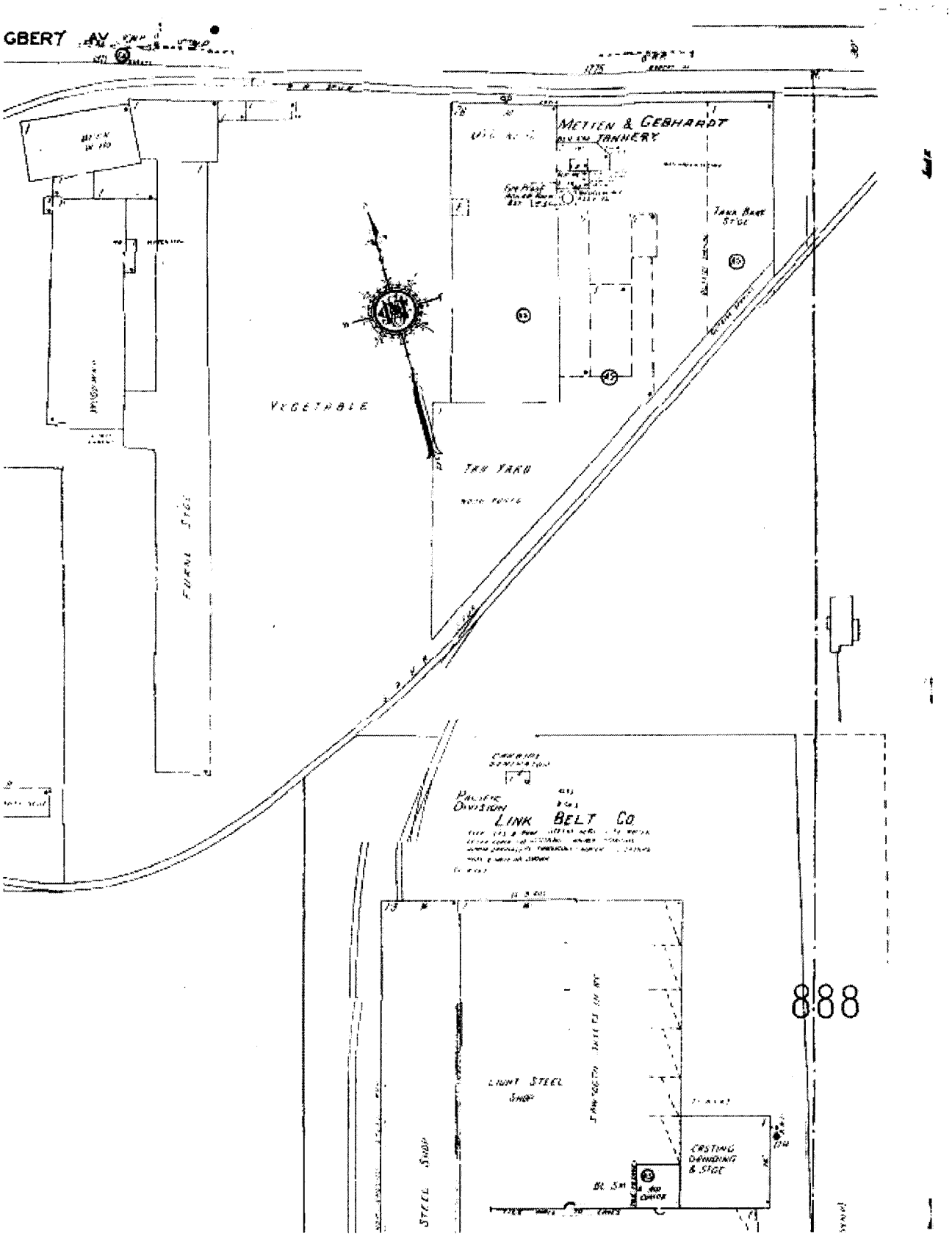
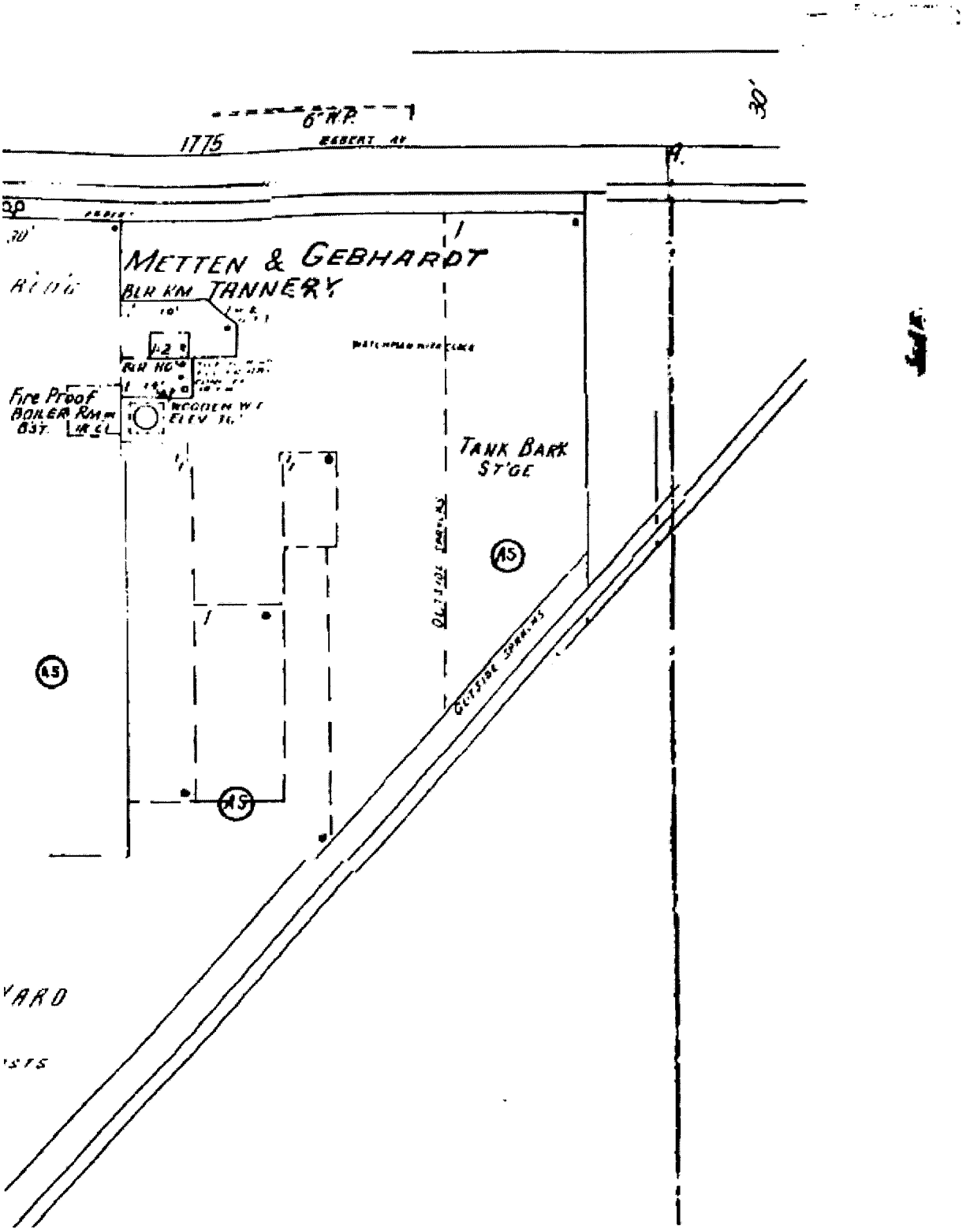
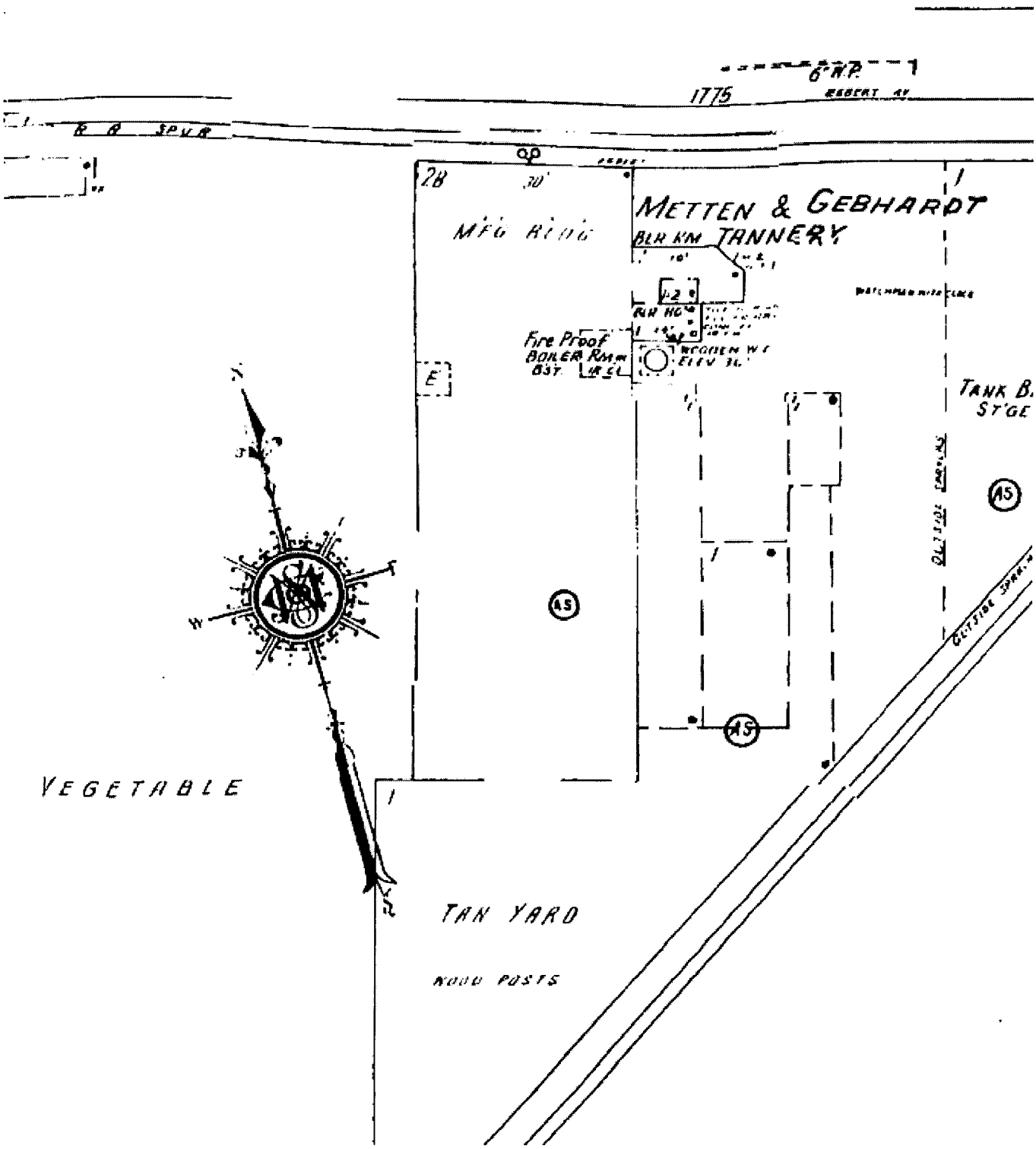
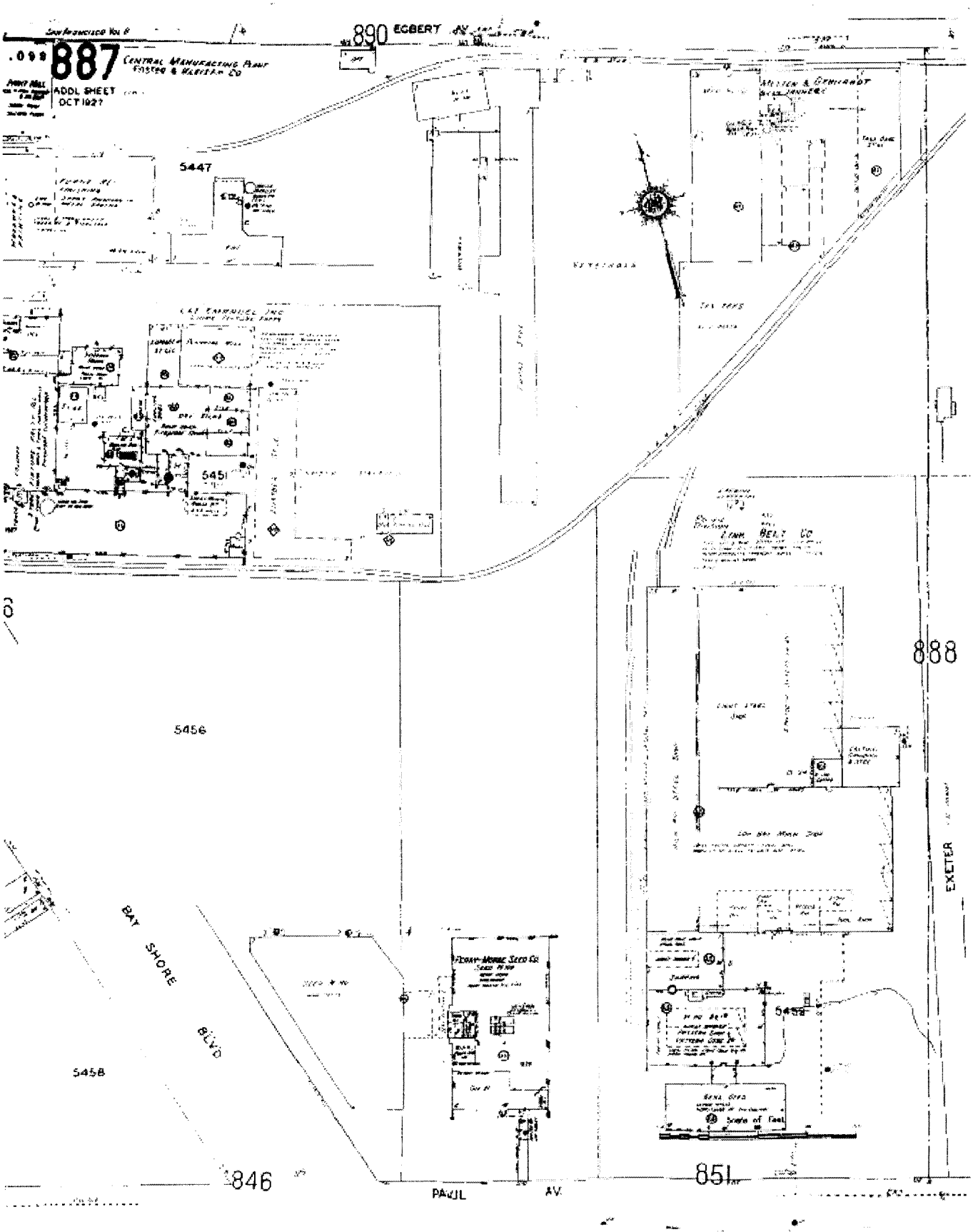

GBERT AV
METTEN & GEBHARDT
TANK BARK STOR
VEGETABLE
TAN YARD
FRAME STOR
PACIFIC DIVISION
LINK BELT CO
LIGHT STEEL SHOP
CASTING GRINDING & STOR
STEEL SHOP
888


6" W.P.
1775
METTEN & GEBHARDT
BLK KM TANNERY
Fire Proof
BOILER RM
TANK BARK
ST'GE
A5
A5
A5


1775
R R SPUR
28
30'
METTEN & GEBHARDT
MFG BLDG
BLK KM TANNERY
RH HC
Fire Proof
BOILER RM
TANK B.
ST'GE
AS
VEGETABLE
TAN YARD
WOOD POSTS


887
CENTRAL MANUFACTURING PLANT
ADDL SHEET
OCT 1927
890 EGBERT AV.
5447
5451
5456
5458
5462
888
EXETER
BAY SHORE BLVD
846
PAUL
AV.
851
Scale of Feet

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CA Real Property Search By Property Address
Sales Reported Data Available From 05/01/1989 Through 12/31/2001
Assessor Reported Data Available From 00/00/0000 Through 06/30/1999

Date: 4/ 2/2002 Time: 4:56 PM
Reference: Requestor:
Search Criteria: 1700 THRU 1800 EGBERT

Item Number: 1

OWNERSHIP INFORMATION

Owner(s):	CHRISTOFORDIS ANDREAS C CHRISTOFORDIS EDITH
Mailing Address:	1775 EGBERT AVE SAN FRANCISCO, CA 94124-2567
Property Address:	1785 EGBERT AVE SAN FRANCISCO, CA 94124-2518
Owner(s) Phone No.:	
Parcel No.:	5431A002
County:	SAN FRANCISCO

Sale Information:		Assessor Information:	
Sale Date:	10/28/1983	Exemption(s):	
Document No.:		Tax Amount:	$5,009
Sale Amount:	$325,000	Assessed Value:	$438,103
Sale Full/Part:	UNKNOWN	Percent Improved:	20.6 %
Loan Amount(1ST):		Year Sold to State:	
Loan Amount(2ND):		Map Page Old:	21
Loan Type:		Map Grid Old:	B1
Multi or Port:		Census Tract:	0233.00
Deed Type:	GRANT DEED	Zoning:	M-1 0001

Property Characteristics

Land Use:	INDUSTRIAL	Number of Stories:	2
Lot Size:	68,842	Square Feet:	66556
Year Built:	1941	Total Rooms:	10
Construction Desc:		Baths:	3.0

End of search.

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CA Real Property Search By Property Address
Sales Reported Data Available From 05/01/1989 Through 12/31/2001
Assessor Reported Data Available From 00/00/0000 Through 06/30/1999

Date: 4/ 2/2002 Time: 4:57 PM
Reference: Requestor:
Search Criteria: 1700 THRU 1800 EGBERT

Item Number: 1

OWNERSHIP INFORMATION

Owner(s): CITY PROPERTY
Mailing Address:

Property Address: 1785 EGBERT AVE
SAN FRANCISCO, CA 94124-2518

Owner(s) Phone No.:
Parcel No.: 5431A010
County: SAN FRANCISCO

Sale Information:		Assessor Information:	
Sale Date:		Exemption(s):	
Document No.:		Tax Amount:	
Sale Amount:		Assessed Value:	
Sale Full/Part:		Percent Improved:	
Loan Amount(1ST):		Year Sold to State:	
Loan Amount(2ND):		Map Page Old:	21
Loan Type:		Map Grid Old:	B1
Multi or Port:		Census Tract:	0233.00
		Zoning:	M-1 0001

Property Characteristics

Land Use:	EXEMPT	Number of Stories:	3
Lot Size:	19,998	Total Rooms:	59
Year Built:	1962	Baths:	8.0
Construction Desc:			

End of search.

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CA Real Property Search By Property Address
Sales Reported Data Available From 05/01/1989 Through 12/31/2001
Assessor Reported Data Available From 00/00/0000 Through 06/30/1999

Date: 4/ 2/2002 Time: 4:58 PM
Reference: Requestor:
Search Criteria: 1700 THRU 1800 EGBERT

Item Number: 1

OWNERSHIP INFORMATION

Owner(s): SF HOUSING AUTHORITY
Mailing Address:

Property Address: 1785 EGBERT AVE
SAN FRANCISCO, CA 94124-2518

Owner(s) Phone No.:
Parcel No.: 5431A017
County: SAN FRANCISCO

Sale Information:		Assessor Information:	
Sale Date:		Exemption(s):	
Document No.:		Tax Amount:	
Sale Amount:		Assessed Value:	
Sale Full/Part:		Percent Improved:	
Loan Amount(1ST):		Year Sold to State:	
Loan Amount(2ND):		Map Page Old:	21
Loan Type:		Map Grid Old:	B1
Multi or Port:		Census Tract:	0233.00
		Zoning:	P 0001

Property Characteristics

Land Use:	EXEMPT	Number of Stories:	3
Year Built:	1962	Total Rooms:	59
Construction Desc:		Baths:	8.0

End of search.

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CA Real Property Search By Property Address
Sales Reported Data Available From 05/01/1989 Through 12/31/2001
Assessor Reported Data Available From 00/00/0000 Through 06/30/1999

Date: 4/ 2/2002 Time: 4:56 PM
Reference: Requestor:
Search Criteria: 1700 THRU 1800 EGBERT

Item Number: 1

OWNERSHIP INFORMATION

Owner(s): GENERAL BREWING CORP
Mailing Address: PO BOX 4556
VANCOUVER, WA 98662-0556

Property Address: 1755 EGBERT AVE
SAN FRANCISCO, CA 94124-2518

Owner(s) Phone No.:
Parcel No.: 5431A001A
County: SAN FRANCISCO

Sale Information:		Assessor Information:	
Sale Date:		Exemption(s):	
Document No.:		Tax Amount:	$11,758
Sale Amount:		Assessed Value:	$1,035,000
Sale Full/Part:		Percent Improved:	
Loan Amount(1ST):		Year Sold to State:	
Loan Amount(2ND):		Map Page Old:	21
Loan Type:		Map Grid Old:	B1
Multi or Port:		Census Tract:	0233.00
		Zoning:	M-1 0001

Property Characteristics

Land Use:	INDUSTRIAL	Number of Stories:	1
Lot Size:	75,498	Total Rooms:	3
Year Built:	1962	Baths:	1.0
Construction Desc:			

MOST RECENT INFORMATION

Transaction Type: RESALE
Deed Type: QUIT CLAIM
Transaction Date: 05/01/1991
Document No.: E899427
Transaction Value: $600,000
Buyer(s) Name: GENERAL BREWING COMPANY
Seller(s) Name: SOUTHERN PACIFIC TRANSPORT
Interest Rate Type: UNKNOWN
Mult-or-Port MULTI/DETAIL PARCEL SALE

EPA United States Environmental Protection Agency

Superfund

Archived Sites

METTEN & GEBHARDT TANNERY

Site Information | **Action**

- Site Information:

Site Name:METTEN & GEBHARDT TANNERY
Street:1775 EGBERT AVE
City / State / Zip:SAN FRANCISCO, CA 94124

EPA ID:CAD009122656
EPA Region:09
County:SAN FRANCISCO
Non-NPL Status:NFRAP

- Action:

OU	Action Name	Qualifier	Lead	Actual Start	Actual Completion
00	DISCOVERY		F		12/01/1981
00	PRELIMINARY ASSESSMENT	L	F		06/01/1982
00	SITE INSPECTION	N	F		03/01/1985
00	ARCHIVE SITE				03/01/1985

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