



Department of
Toxic Substances
Control

Schlage OU and UPC (OU-SF and OU-SM) Project Updates

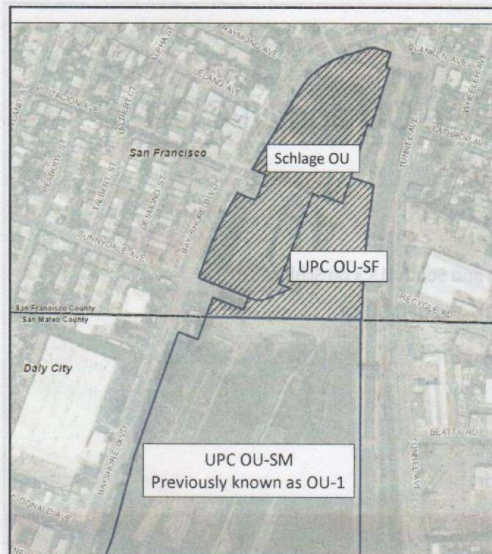
DTSC: PROJECT MANAGER

- NICOLE YUEN

PUBLIC PARTICIPATION SPECIALIST - ASHA SETTY

UNIT CHIEF

- MARK PIROS



Operable Unit Names

- In 2008, DTSC issued Consent Order HSA-CO 07/08-185
- Section 2.4.3 redefined the Schlage Lock and Southern Pacific Brisbane Sites
- Schlage Lock and SP Brisbane separated into 3 OUs
 - Schlage OU, UPC OU-SF, and UPC OU-SM
 - Volatile Organic Compounds (VOCs) in soil and groundwater considered part of the Schlage OU
- OU-1 now known as UPC OU-SM

STATE OF CALIFORNIA
CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
DEPARTMENT OF TOXIC SUBSTANCES CONTROL

In the Matter of:) Docket No. HSA-CO 07/08-185
Schlage Lock and Southern Pacific)
Brisbane Railway, Operable Unit (OU) - 1)
) CONSENT ORDER
Respondents:)
Universal Paragon Corporation)
150 Executive Park Blvd., Suite 4200)
San Francisco, CA 94134)
BP PLT-I, LLC)
475 Seventeenth Street, Suite 950)
Denver, CO 80202)

Health and Safety Code
Sections 25355.5(a)(1)(B) and (C),
58069 and 58010

2.4.3 For the purpose of this Consent Order, the Operable Units (OUs) as originally described in the previous Schlage and SP Orders are redefined, herein, into Schlage OU and UPC OU. The Schlage OU consists of the entire Schlage Lock site, as defined in section 1.2 and 2.2.1 of this Order, including volatile organic compounds (VOCs) in the groundwater portion of the Southern Pacific Brisbane Railway (SP) OU-1 and any soil containing VOCs on the Southern Pacific Brisbane Railway (SP) OU-1, as described in section 1.2 and 2.2.2 of this Order. The UPC OU consists of the groundwater and soil portion, except VOCs as described above, of the SP OU-1 in both San Francisco and San Mateo Counties.

Consent Order HSA-CO 07/08-185

Activity Updates for Schlage OU and UPC OU-SF

Approved Documents:

- 2nd Quarter 2018 Groundwater Monitoring Report
- 3rd Quarter 2018 Groundwater Monitoring Report
- Land Use Covenant Inspection Report for North and South LUCs on Schlage OU
- Operations and Maintenance Plan for Schlage OU and UPC OU-SF

Documents Under Review:

- Five-Year Review Report
- 4th Quarter 2018 Groundwater Monitoring Report
- 1st Quarter 2019 Groundwater Monitoring Report

Activity Updates for UPC OU-SM

Approved Documents:

- Data Gap Investigation Work Plan

Documents Under Review:

- Data Gap Investigation Report
- Feasibility Study/Remedial Action Plan

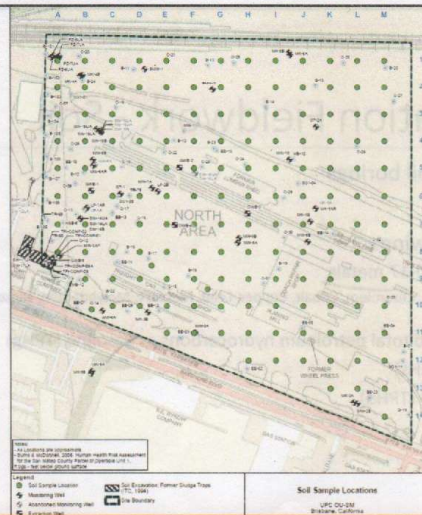
after O&M
financial assurance underway

Data Gap Investigation Fieldwork - Soil

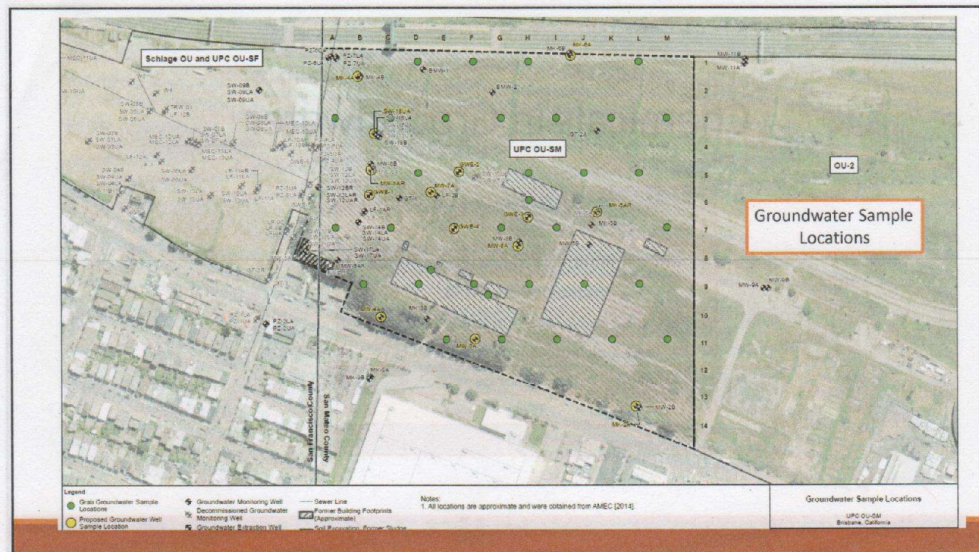
- Soil samples collected from 149 soil borings
 - Depths between 5 and 20 feet
- Soil samples analyzed for the following:
 - California Administrative Manual (CAM)-17 metals
(Antimony, Arsenic, Barium, Beryllium, Cadmium, Chromium, Cobalt, Copper, Lead, Mercury, Molybdenum, Nickel, Selenium, Silver, Thallium, Vanadium, Zinc)
 - Volatile Organic Compounds (VOCs) and total petroleum hydrocarbons as gasoline (TPHg)
 - Polynuclear aromatic hydrocarbons (PAHs)
 - Total petroleum hydrocarbons as diesel (TPHD)
 - Organochlorine pesticides (OCPs)
 - Polychlorinated biphenyls (PCBs)
 - Asbestos

Data Gap Investigation Fieldwork - Groundwater

- Groundwater samples collected from 19 soil borings and from 12 groundwater monitoring wells
- Groundwater samples analyzed for the following:
 - VOCs and TPHg
 - Dissolved CAM-17 metals
 - TPHd



Soil Sample Locations



above detections
limits

Chemicals in Soil

Arsenic	Benzo(a)pyrene	Alpha chlordane
Lead	Benzo(b)fluoranthene	Chlordane
Antimony	Benzo(k)fluoranthene	Gamma chlordane
Cadmium	Indeno(1,2,3-c,d)pyrene	Aroclor 1254
Copper	Benz(a)anthracene	Aroclor 1260
Mercury	Dibenzo(a,h)anthracene	
Thallium	Napthalene	
Zinc	TPHd	

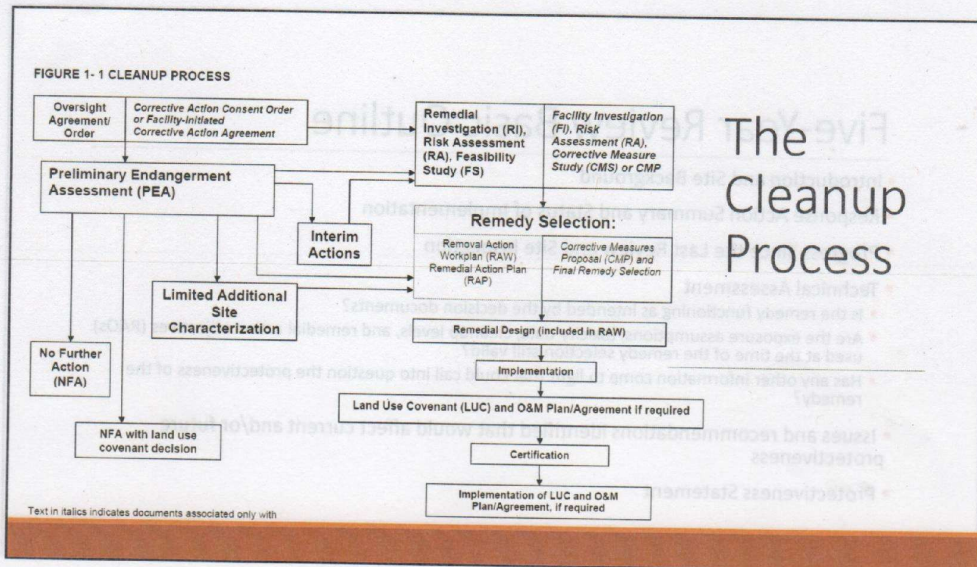
values will be available
60 days plus

Chemicals in Groundwater

Arsenic
Lead
Tetrachloroethene (PCE)
Trichloroethene (TCE)
trans-1,2-dichloroethene (trans-1,2-DCE)
cis-1,2-dichloroethene (cis-1,2-DCE)
Vinyl Chloride
TPHg
TPHd

Draft Feasibility Study/Remedial Action Plan

- DTSC is currently reviewing the draft Feasibility Study/Remedial Action Plan (FS/RAP) for UPC OU-SM
- VOCs present in soil, soil gas, and groundwater on UPC OU-SM will be addressed under previous RAP for Schlage OU
- Proposed Remedy:
 - Land use controls
 - Capping soil that contains Contaminants of Concern at concentrations exceeding soil Cleanup Levels
 - Excavation of soil that contains Contaminants of Concern at concentrations exceeding soil Cleanup Levels that cannot be capped, as required for development
 - Operation and maintenance of caps



Purpose of a Five-Year Review

- The purpose of a five-year review is:
 - to ensure that a previously selected remedial action remains protective of public health and the environment
 - is functioning as designed
 - to identify issues found during the review, if any, and document recommendations to address them
- Required by National Contingency Plan (NCP), 40 CFR Part 300.430(f)(4)(ii) and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), §121(c)

Five-Year Review Basic Outline

- Introduction and Site Background
- Response Action Summary and Status of Implementation
- Progress Since the Last Review and Site Inspection
- Technical Assessment
 - Is the remedy functioning as intended by the decision documents?
 - Are the exposure assumptions, toxicity data, cleanup levels, and remedial action objectives (RAOs) used at the time of the remedy selection still valid?
 - Has any other information come to light that could call into question the protectiveness of the remedy?
- Issues and recommendations identified that would affect current and/or future protectiveness
- Protectiveness Statement

Five-Year Review for the Schlage Site

- Geosyntec submitted Five-Year Review Report to DTSC on 5/13/2019
- Schlage Site Remedy:
 - Schlage OU
 - Excavation of CVOC-impacted soil, onsite treatment via aeration, and reuse of treated soil onsite
 - Excavation of isolated areas of metals-impacted soil, onsite relocation, and capping
 - In-situ remediation of CVOC-impacted groundwater and groundwater monitoring
 - UPC OU-SF
 - Excavation of metals-impacted soil, onsite relocation, and capping
 - Schlage OU and UPC OU-SF
 - Implementation of Land Use Covenants

Future Steps

- DTSC will finish its initial review of the Feasibility Study/Remedial Action Plan and issue comments to UPC
- DTSC will be conducting public outreach as part of our Public Participation Plan Update
- Future public meetings will be held to discuss the Feasibility Study/Remedial Action Plan
- A public meeting where the public can officially submit comments on the Feasibility Study/Remedial Action Plan will be held
- A Remedial Design Implementation Plan would need to be approved by DTSC prior to any fieldwork happening at UPC OU-SM

Public Participation for UPC OU-SM (OU-1)

- Expand mailing list
 - Brisbane
 - neighboring areas of Daly City
 - neighboring areas of San Francisco
- Send community letter and survey
 - gauge level of interest and add contacts to mailing list
 - seek comments about the site and outreach process
 - conduct community interviews and briefings