

October 2020



Figure 1 – Site Map

The San Francisco Bay Regional Water Quality Control Board (Water Board) oversees environmental investigation and cleanup projects in the Bay Area and notifies the public of progress at key steps. This fact sheet provides information about a proposed cleanup plan, known as a Feasibility Study/Remedial Action Plan (FS/RAP), that will address soil, soil vapor (air in between soil particles) and groundwater contamination at the Brisbane Baylands Operable Unit 2 (OU-2) site located along Bayshore Blvd., south of Geneva Ave. in Brisbane (Site). The Site is shown in pink on Figure 1 above.

### Background

The approximately 140-acre Site occupies the southern portion of the former Southern Pacific Transportation Brisbane Railyard, which was used as a railroad switching yard from 1914 to 1960. After 1960, the Site was unused and today it is vacant with various foundations and building slabs

### PUBLIC COMMENT PERIOD

**October 28 – December 18, 2020**

The Water Board invites you to review and comment on the FS/RAP for the Brisbane Baylands OU-2 Site. All comments must be received by 5 p.m. on December 18, 2020. Comments can be sent to:

Vic Pal  
San Francisco Bay Regional Water Quality Control Board  
1515 Clay Street, Suite 1400  
Oakland, CA 94612  
[Vic.Pal@waterboards.ca.gov](mailto:Vic.Pal@waterboards.ca.gov)

### PUBLIC MEETING

The Water Board will hold a virtual public meeting to provide information on the FS/RAP, answer questions, and obtain public comments.

**DATE:** November 18, 2020

**TIME:** 6:30 to 8:00 p.m.

**JOIN VIA ZOOM:**

<https://bit.ly/3dIHnMI>

**JOIN BY PHONE:** Dial 669-900-9128 and enter access code 843 9482 2081#

***For help accessing the meeting please call Tracy Craig at 510-334-4866 (24/7).***

remaining (pink area in Figure 1). Universal Paragon Corporation, Inc. (UPC) owns the Site. In November 2018, the voters of the City of Brisbane approved Measure JJ to amend the General Plan to rezone the Site and surrounding properties for mixed residential, commercial and public uses. The Water Board also oversees the investigation and closure of the former Brisbane Landfill (blue area in Figure 1) jointly with the San Mateo County Department of Environmental Health. The California Department of Toxic Substances Control (DTSC) provides oversight for the investigation and cleanup of the northern area of the Southern Pacific Transportation Brisbane Railyard (green area in Figure 1).

### **Environmental Investigations**

Since 1982, numerous environmental investigations have been conducted at the Site to characterize the presence, nature and extent of contamination. During the most recent round of investigations conducted in 2018 and 2019, over 1,120 samples were collected at the Site. Contaminants of concern in soil include metals which are found across the Site and are likely from imported fill material Southern Pacific used to backfill the area to build the railyard. There is also an area impacted with Bunker C oil and a localized area with elevated levels of volatile organic compounds (VOCs) in soil and groundwater.

In order to better assist with investigation and remediation activities, the Site was divided into six zones: Zone 1 – the northern portion of the former switching yard, Zone 2 – the southern portion of the former switching yard, Zone 3 – the former machine and erecting shop, Zone 4 – the former turntable and oil tank area, Zone 5 – the south disposal area and Zone 6 – the properties along Industrial Way. These zones and the location of contaminants are shown in Figure 2 at the end of this document.

### **Proposed Remedy**

The FS/RAP describes the proposed cleanup alternatives, evaluates those alternatives and proposes a preferred remedy that will be protective of the health of the end user once each parcel has been developed, the health of the general public, and the environment. The proposed remedy includes:

- Establishing a minimum five-foot thick layer of clean soil or other durable hardscape (e.g., building foundations, pavement, etc.) protective cap over soil containing contaminants of concern at concentrations above cleanup levels in areas of the future development
- Excavating soil where the five-foot thick layer of clean soil or durable cover cannot be placed and either consolidating that soil underneath a clean soil cap or durable cover in another location on-Site, or transporting that soil to an off-Site, licensed disposal facility
- Excavating soil impacted with VOCs in one location along the border between Zones 4 and 6 and transporting that soil to a licensed, off-Site facility
- Treating groundwater to breakdown VOC contamination in groundwater around Zones 4 and 6
- Ongoing groundwater monitoring to confirm the effectiveness of groundwater treatment

Prior to any building construction, soil vapor testing will occur and, if required, soil vapor mitigation systems will be installed. Land use restrictions will also be placed across the Site that will prohibit the use of groundwater, describe protocols for the future safe handling of the remaining impacted soil underneath the protective covers, and require ongoing monitoring and maintenance of the protective covers, groundwater monitoring wells and any soil vapor mitigation systems.

### **Next Steps**

The Water Board will review and consider all public comments before making a final decision on the draft FS/RAP. All comments must be provided to the Water Board by December 18, 2020. At the end of the public comment period, the Water Board will evaluate the comments received and make any

changes to the FS/RAP. A Responsiveness Summary will be distributed to all those who commented and provided contact information.

Should the FS/RAP be approved, UPC and its consultants would then prepare a Remedial Design and Implementation Plan (RDIP) that would include specific details about remediation activities including quantities of soil being excavated and imported, a detailed truck route, a health risk assessment for on-Site construction workers and the community during remediation, and a Site-specific health and safety plan that includes a variety of dust, odor, noise and traffic controls to protect the nearby community and minimize construction impacts to the greatest extent possible.

### Schedule

Once the FS/RAP has been approved, UPC will begin preparing the RDIP and it is anticipated that these will be approved in 2021. The protective covers will be constructed while mass grading is implemented for the development construction, which is anticipated to begin following RDIP approval in late 2021. It is anticipated that the protective covers will be in place by 2023 when UPC anticipates beginning vertical construction. The Water Board will issue additional fact sheets once the RDIP has been approved and prior to the start of remediation construction. These fact sheets will provide specific information on remediation activities including the truck route and community protection measures that will be in place during remediation.

### For More Information

To view the proposed FS/RAP and other technical reports for the OU-2 Site, please visit the State Water Board's [GeoTracker website](https://geotracker.waterboards.ca.gov/search.asp): <https://geotracker.waterboards.ca.gov/search.asp> (search for case ID/global ID **T1000000103**, then click on the "Report" link).

You may also contact the following individuals:

- Vic Pal, Water Board Case Manager, (510) 622-2403, [vic.pal@waterboards.ca.gov](mailto:vic.pal@waterboards.ca.gov)
- Tracy Craig, Community Relations Consultant, (510) 334-4866, [tracy@craig-communications.com](mailto:tracy@craig-communications.com)

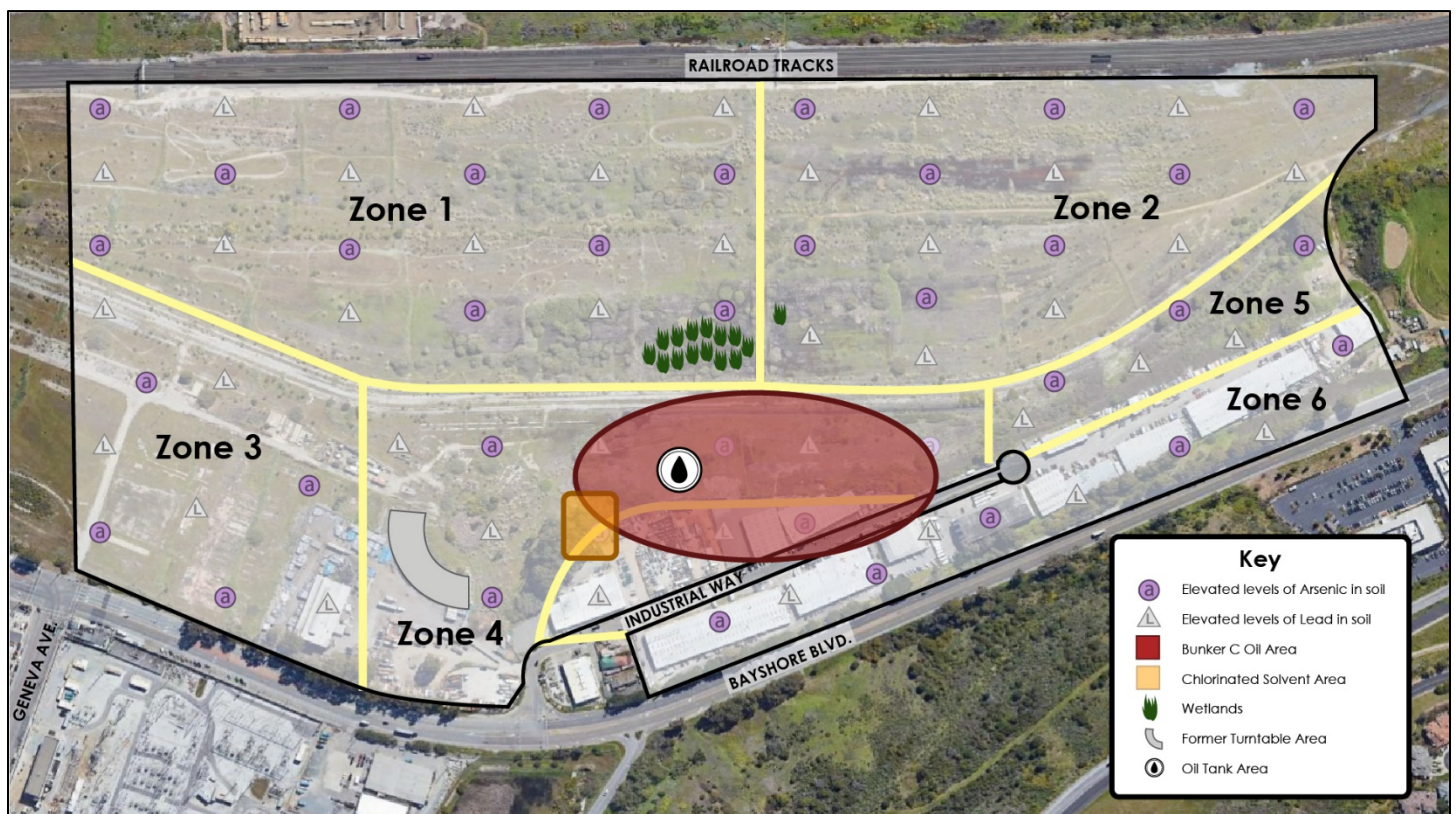


Figure 2 – Contaminant and Zone locations in OU-2