

# Environmental Sampling to Begin Pier 70 Redevelopment Area San Francisco



Figure 1: Pier 70 Site Map

## Introduction

This is the first in a series of fact sheets prepared by the Regional Water Quality Control Board, San Francisco Bay Region (Water Board) to inform the community and interested parties of the upcoming environmental investigations and cleanup work that will occur in conjunction with the Pier 70 redevelopment (Figure 1). The Water Board is an agency within the California Environmental Protection Agency and is the lead regulatory agency overseeing the environmental investigations and cleanup work at Pier 70. This fact sheet describes the Pier 70 area, summarizes known environmental conditions, and outlines the environmental investigation and cleanup process.

The initial phases of environmental investigations, commonly referred to as "Phase I", have already been completed for the Pier 70 redevelopment area (Site). The Phase I consists primarily of researching the historical uses of a property and chemicals associated with those uses, and identifies potential environmental problems which may exist as a result. Once the Phase I reports have been completed, a Phase II sampling program is typically developed. During the Phase II investigations, soil, groundwater and sometimes soil vapor samples are collected and analyzed for those chemicals identified in the Phase I reports.

The Port of San Francisco (Port) owns the Site. Portions of the Site are subject to the public trust and are managed by the Port for statewide benefit. The Port is working with the Water Board staff to finalize a Phase II investigation workplan for the Site. The initial round of investigation will include the collection of soil, groundwater and soil vapor. This sampling is scheduled to begin in August. Once the initial results of the Phase II sampling have been received and reviewed, additional sampling will be conducted to better define the nature and extent of pollution that may exist on the Site.

**Please Join us for a Community Meeting – June 30, 2009 at 7:00 PM**  
We invite everyone interested in hearing more about the upcoming environmental investigations to join us at a community meeting. The meeting will be held on June 30, 2009 at 7 pm at the Potrero Hill Neighborhood House located at 953 De Haro Street in San Francisco.

## Background and History

Pier 70 is located on the shoreline of San Francisco Bay at Potrero Point. It generally includes the area bounded by 22nd Street to the south, Illinois Street to the west, and San Francisco Bay to the north and east. The Site encompasses approximately 64 acres. The surrounding land uses include commercial, industrial, and some residential.

The Site is largely underlain by fill material placed seaward of the historic shoreline beginning in the late 1800s. Since the 1850s, the Site area has been used for the manufacture, maintenance, and repair of marine vessels. Through the years, ship building companies have included: Union Iron Works, Bethlehem Steel, U.S. Steel, Todd Shipyards, Risden Iron Works, Southwest Marine, and SF Drydock. During World War I and World War II, Bethlehem Steel was one of the largest producers of destroyer and submarine ships in the United States. Historical uses at the shipyard have included: metal foundries, galvanizing shops, warehouses, paint shops, plating shops, power houses, dry docks, lumber and steel lay down yards, ship docking slips and piers, and administration and engineering offices.

These heavily industrialized uses have the potential for contaminating the soil and groundwater beneath the Site. Ship building activities require the use of paints, degreasers, solvents, lubricating oils, and sand blasting grit. Petroleum has been stored and used for heating, power generation, lubrication, and vehicle fuels. Additionally, the fill material placed to extend the land mass at the Site was mostly derived from blasting the serpentinite bedrock hill at Potrero Point. A remnant of the hill exists locally today as Irish Hill. Serpentinite is a rock commonly found in Northern California and contains naturally occurring asbestos and elevated concentrations of metals, including chromium, nickel, and zinc.

## Pier 70 Redevelopment Plan

Over the past two years, the Port has engaged in a community-based master planning process. The process resulted in a Master Plan (Figure 2) with the following elements: 1) Reuse and rehabilitate maritime historic structures to be recognized in the National Register Historic District; 2) Create new shoreline open space; 3) Integrate new commercial, open space and potentially residential development with the existing ship repair and dry dock industry; and 4) Develop a land use plan that will respect historic character as well as promote economic development.

## Site Investigation

The objective of the Site investigation is to collect and analyze soil, soil vapor, and groundwater samples to provide chemical concentration data that will be used to define the nature and extent of contamination at the Site. Site contaminant data will be evaluated using the Water Board's Environmental Screening Levels (ESLs) to assess human and ecological health risks. The ESLs are tables containing risk-based chemical specific numerical values in soil, soil vapor, groundwater, or air that would not pose a significant threat to human health or the environment. ESLs are used as screening levels in determining if further evaluation is warranted, in prioritizing areas of concern, in establishing initial cleanup goals, and in estimation of potential health risks.

The investigation will be conducted in multiple phases. The first round of investigation will confirm or deny the presence of contamination in the potential source areas identified in the Phase I reports. Additional investigation will further delineate the nature and lateral and vertical extent of contamination and collect sufficient data to complete the risk assessment, characterize wastes, and evaluate cleanup and risk management measures.

The soil sampling program will evaluate subsurface conditions by obtaining soil and rock samples from borings drilled to sufficient depths to define the vertical and lateral extent of contamination. The groundwater sampling program is designed to evaluate groundwater conditions throughout the Site. The soil vapor sampling program is designed to evaluate the potential for chemical vapors to move upward into buildings which are either present or will be constructed on the property.

The first round of sampling will require approximately 5 weeks to complete. Following an evaluation of the results for the first round, a sampling plan for additional investigation will be developed. Data collection, evaluation, and risk assessment results will be presented in an investigation and risk assessment report.

## Next Steps

Following the completion of site investigations, areas which need cleanup will be identified and remedial action options to address them evaluated. The regulatory oversight process for Pier 70 will be similar to the process used at Mission Bay, located to the north.

## Water Board Oversight Process

The Water Board oversees more than 3,000 site cleanup cases in the Bay Area, including more than 2,000 leaking fuel tank cases. Water Board staff direct investigation or cleanup work and set cleanup standards under Water Code authority. Responsible parties typically propose specific measures, perform the actual work, and submit technical reports documenting task completion.

As part of this process, we circulate key documents, such as draft cleanup plans, to interested persons and provide an opportunity for comment on these documents. Interested persons include other agencies, local officials, non-profit organizations, and interested landowners and residents/occupants in the site vicinity.

### ADDITIONAL INFORMATION AND REPORT AVAILABILITY

**Pier 70 Website:** The Port has developed a website dedicated to the Pier 70 redevelopment project. We encourage you to visit it at: [www.sfport.com/Pier70](http://www.sfport.com/Pier70) and at [www.pier70sf.org](http://www.pier70sf.org).

The Water Board has documents and other technical information for the Site available on Geotracker at: <https://geotracker.waterboards.ca.gov>. Click on advanced search and enter Case ID number **38S0058**. All documents submitted to the Water Board for this Site will be available at this location.

#### Contact Information:

For additional information on the Pier 70 project, please contact any of the following individuals:

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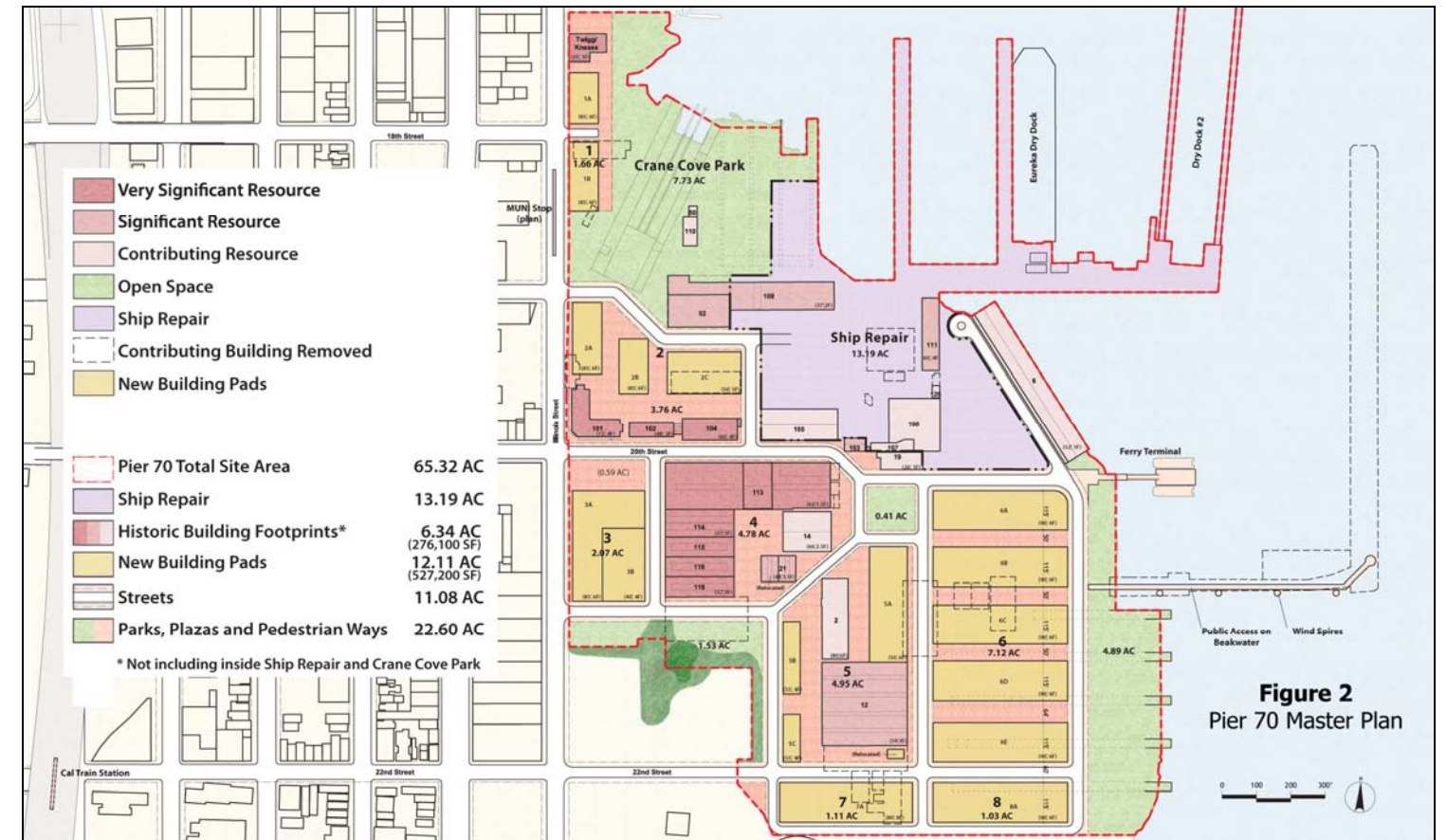


Figure 2  
Pier 70 Master Plan

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