

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

SOUTH LEVINSON PARCEL (41990004)

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MAIN STREET & BAYSHORE BOULEVARD
 BRISBANE, CA 94014
 SAN MATEO COUNTY
SITE TYPE: VOLUNTARY CLEANUP

PROJECT MANAGER: [JAYANTHA RANDENI](#)
SUPERVISOR: KAREN TOTH
OFFICE: CLEANUP BERKELEY

Site Information

CLEANUP STATUS

NO FURTHER ACTION AS OF 1/28/2003

SITE TYPE: VOLUNTARY CLEANUP	ENVIROSTOR ID: 41990004
NATIONAL PRIORITIES LIST: NO	SITE CODE: 201448
ACRES: 21.82 ACRES	SPECIAL PROGRAM: VOLUNTARY CLEANUP PROGRAM
APN: 005-014-090	FUNDING: SITE PROPONENT
CLEANUP OVERSIGHT AGENCIES:	ASSEMBLY DISTRICT: 22
DTSC - SITE CLEANUP PROGRAM - LEAD	SENATE DISTRICT: 13

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION

AGRICULTURAL - LIVESTOCK

POTENTIAL CONTAMINANTS OF CONCERN

NO CONTAMINANTS FOUND

POTENTIAL MEDIA AFFECTED

NO MEDIA AFFECTED

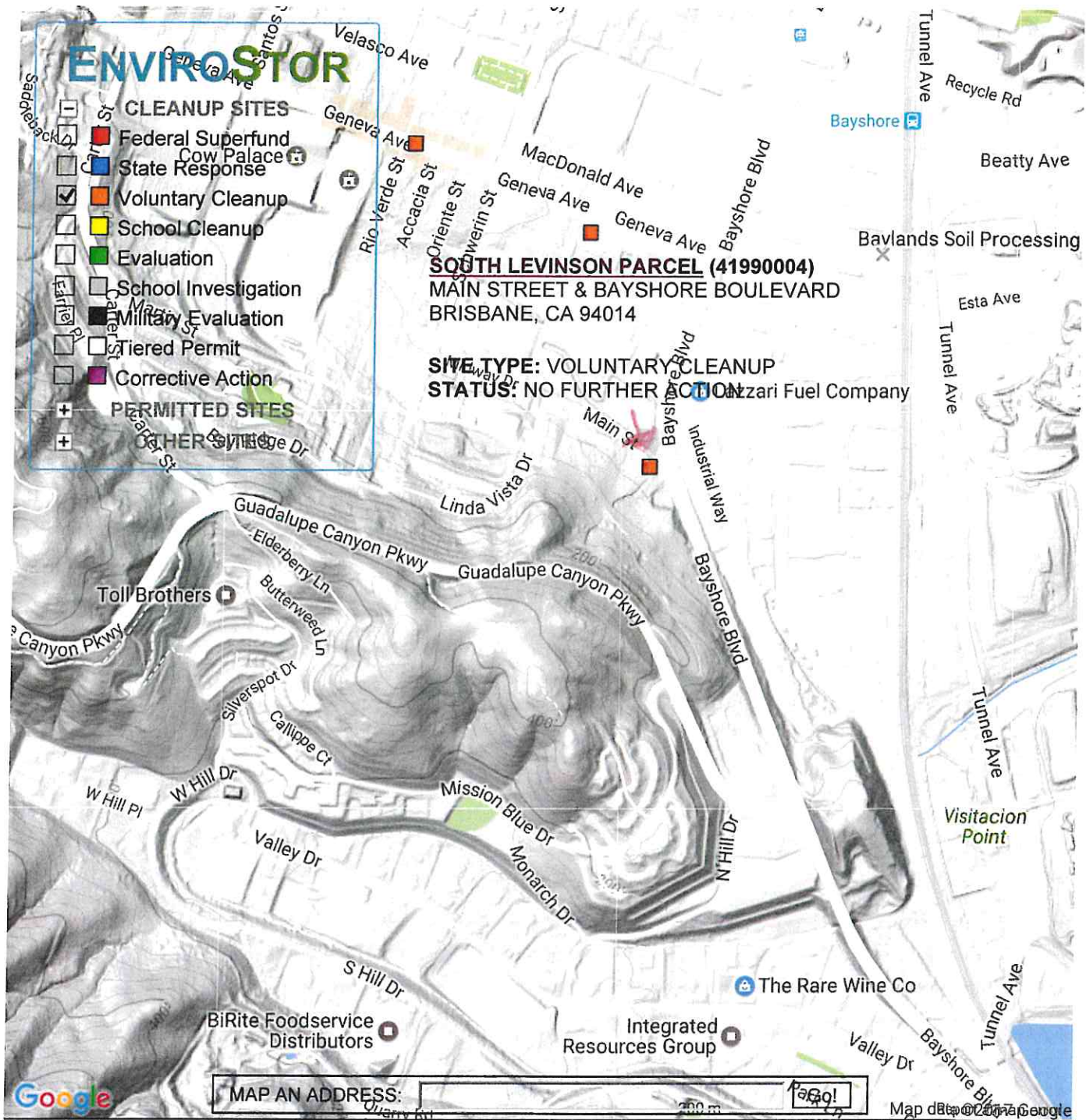
Site History

The site is an undeveloped land at the southwest corner of the intersection of Main Street and Bayshore Blvd in Brisbane, California. A portion of the site is currently used for the boarding of horses. The site is sloped, located on the northeast flank of Mount San Bruno at an elevation of approximately 25 feet above mean sea level. Immediately to the northwest of the site, across Main Street, is the PG & E Martin Service Center. Historical aeriels and City of Brisbane building files indicate that the northwestern portion of the site was historically used as a dairy farm, since at least 1935. Starting in 1955, portions of the former barns associated with the dairy were gradually removed. Since 1992, the only use of the property has been for the boarding of horses. The only other features on the property have included water storage tanks and an above ground pipeline owned by the City and County of San Francisco.

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0.53125 seconds



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SITES CURRENTLY VISIBLE ON MAP

3 SITES LISTED

[EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
SF WATER DEPARTMENT (PG&E MARTIN)	NO FURTHER ACTION	VOLUNTARY CLEANUP	GENEVA AVENUE & BAYSHORE BLVD	DALY CITY
SOUTH LEVINSON PARCEL	NO FURTHER ACTION	VOLUNTARY CLEANUP	MAIN STREET & BAYSHORE BOULEVARD	BRISBANE



Department of Toxic Substances Control



Winston H. Hickox
Agency Secretary
California Environmental
Protection Agency

Edwin F. Lowry, Director
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2721

Gray Davis
Governor

January 28, 2003

CHRON

Mr. Doug Ley, President
Loma Verde Properties LLC
2200 Powell Street, Suite 970
Emeryville, California 94608

Dear Mr. Ley,

The Department of Toxic Substances Control (DTSC) has completed the review of the information submitted by Brown and Caldwell for the South Levinson Parcel (the Site) located on the southwest corner of Main Street and Old Bayshore Boulevard, Brisbane, California. The information DTSC reviewed includes:

- Supplemental Environmental Data Summary, South Levinson Parcel, Main Street and Old Bayshore Boulevard in Brisbane, California (Brown and Caldwell, January 3, 2003):
- Environmental Site Assessment, South Levinson Parcel, Bayshore Boulevard and Main Street, Brisbane, California (TRC, December 2001):
- Final Data Report, Levinson Property Soil Sample Results, CH2M HILL, June 1990:
- Environmental Consultation, Main Street Realignment Project, Main Street at Bayshore Boulevard, Brisbane, California (Subsurface Consultants, Inc, August 17, 1989):
- Supplemental Environmental Consultation, Main Street Realignment Project, Main Street at Bayshore Boulevard, Brisbane, California (Subsurface Consultants, Inc, October 23, 1989):

DTSC did not participate in the development of the workplans for these studies and did not provide field oversight of their implementation.

According to the information provided, the property has been used as a dairy farm from the early 1880s through the 1930s. Until mid 2002, the property was used primarily for boarding horses. Nearby properties of environmental interest include PG&E Martin Service Center, Midway Village and Bayshore Park which had been impacted with Polynuclear Aromatic Hydrocarbons (PNAs) from the historical operations of a coal gasification plant in the area. All of these properties have undergone remedial activities under the oversight of DTSC.

The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our Web-site at www.dtsc.ca.gov.

Mr. Doug Ley
January 28, 2003
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The soil at the Site and North Levinson Parcel (now owned by PG&E) has been sampled and tested for PNAs, arsenic, chromium, lead, cyanide, benzene, toluene, chlorobenzene, ethyl benzene, total xylenes, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichlorobenzene, total petroleum hydrocarbons as gasoline (TPH-G), methyl tertiary butyl ether (MTBE) and polychlorinated biphenyls (PCBs). PNAs detected at the Site are below the DTSC clean up goal for Midway and Bayshore Park of 0.9 ppm benzo(a)pyrene equivalents. All constituents found onsite were below residential standards.

Based upon DTSC's evaluation of the information/reports submitted, the South Levinson Parcel does not appear to pose a threat to human health or the environment under a residential land use scenario. Therefore, DTSC determines that no further action is necessary with respect to investigation and remediation of hazardous substances at the. As with any real property, if previously unidentified contamination is discovered at the Site, additional assessment, investigation and/or cleanup may be required.

If you have any questions regarding this determination, please contact Jayantha Randeni at (510) 540-3806.

Sincerely,



Barbara J. Cook, P.E., Chief
Northern California - Coastal Cleanup Operations Branch

cc: Ms. Gwen Tellegen
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Privileged and Confidential Attorney Work Product

January 3, 2003



Ms. Karen Toth
Department of Toxic Substance Control
Site Mitigation Program
700 Heinz Avenue, Suite 200
Berkeley, California 94710

12/22287-600

Subject: **Supplemental Environmental Data Summary**
South Levinson Parcel
Main Street and Old Bayshore Boulevard in Brisbane, California

Dear Ms. Toth:

INTRODUCTION AND PURPOSE

This Supplemental Environmental Data Summary was prepared by Brown and Caldwell at the request Loma Verde Properties for the Brisbane South Parcel located on the southwest corner of Main Street and Old Bayshore Boulevard, Brisbane, California (the Site). This property is an approximately 22-acre undeveloped parcel of land, currently zoned for commercial, retail, restaurant, or office use.

This letter report is a supplement to the previous document entitled Environmental Site Assessment – South Levinson Parcel, Brisbane, California prepared by TRC in December of 2001. In preliminary discussions in late 2001, the Department of Toxic Substance Control (DTSC) indicated that a more detailed evaluation of historical Polynuclear Aromatic Hydrocarbons (PNAs) and metals data collected both from the Levinson South Parcel and from portions of the adjacent Pacific Gas and Electric (PG & E) parcels would be required. In response to this request, this supplement documents the locations, concentrations and detection limits of PNAs and metals found in soil samples collected from the Levinson South Parcel and adjacent off-site locations. This information is summarized in the attached Tables 1A, 1B, 1C and 1D and Figure 2, for PNAs and Table 2 and Figure 3 for metals. In addition, the detection limits and locations TPH and BTEX, MTBE and related VOC samples are summarized in Tables 3 and 4 and Figure 4. Finally, the results and detection limits of PCB sampling conducted on the site are summarized in Table 5.

Excerpt of Text and Maps -
See DTSC website for
further information

SITE LOCATION AND DESCRIPTION

Subject Property

The Site is an approximately 22-acre parcel of land located at the southwest corner of the intersection of Main Street and Bayshore Boulevard in Brisbane, California (Figure 1). The Site is not developed and is currently vacant. Until mid 2002, the property used primarily for the boarding of horses. The Site is northeast sloping, with increasing grade as the distance from Main Street increases. It is located on the northeast flank of Mount San Bruno. An unlined drainage ditch is located on the northern boundary of Main Street along the northern boundary of the Site (Figure 2). Storm water runoff from the properties to the west flows through the drainage ditch, to the east end of the property.

The historical aerial photo review conducted by TRC (2001) and past Site Assessment studies (Subsurface Consultants, 1989) indicate the Site was previously used as a dairy farm from the early 1880s through the 1930s. Two concrete slabs, believed to be foundations from the old dairy farm, remain on the northwest corner of the Site. TRC's review of historic aerial photos also indicated the presence of two above ground water tanks on the Site from the 1930s to the 1970s. The historical property use has been in the more flat areas along Main Street, with any potential environmental concerns concentrated in this area.

Nearby properties of environmental interest include the PG & E Martin Service Center, Midway Village and Bayshore Park. All of these properties were impacted with PNAs from the historical operations of a coal gasification plant in the area. The Martin Service Center, Midway Village and Bayshore Park have all undergone remedial activities under the oversight of the DTSC. The PNA clean-up level for residential use at Midway Village and Bayshore Park was determined by DTSC to be 0.9 ppm benzo(a)pyrene equivalents.

HISTORY OF ENVIRONMENTAL INVESTIGATIONS

CH2M Hill

As a part of their ongoing investigations of the Martin Service Center (located across Main Street to the north of the Site), CH2M Hill collected 32 soil samples for PG&E in September and November 1989. These samples were collected from 3 hand-auger borings, 7 boreholes, and 4 surface soil locations. Of the 14 sample locations, 11 were located on the Off-Site parcel to the north (the former Levinson North (Marsh Parcel) now owned by PG & E). The remaining 3 sample locations, with 9 samples, were on the northern edge of the Levinson South Parcel. This report discusses 7 Off-Site soil samples from 3 borings that are closest to the Site's property line and 9 On-Site samples from 3 borings.

All CH2M Hill samples were analyzed for PNAs by EPA Method 8310. Detection limits varied by compound from 0.004 ppm to 2 ppm. The higher detection limits found in some of the samples were due to matrix interference inherent in this analytical method. Generally, the detection limits were lower in the more toxic constituents within each sample. All of the compound specific detection limits and the analytical results of the samples collected on the Levinson South Parcel and from the closest samples to the north are summarized in Table 1A.

In addition, selected samples were analyzed for Cyanide and Metals, and VOCs by EPA Method 8020. The detection limits for Cyanide and Metals and VOCs, as well as the analytical results of the samples collected on the Levinson South Parcel and from the closest samples to the north, are summarized in Table 2 (Metals) and Table 3 (VOCs). Attachment A contains a copy of the CH2M Hill report as well as the Laboratory Analytical Data.

Subsurface Consultants

In August 1989, Subsurface Consultants collected 39 samples from 19 borings from the Main Street right-of-way adjacent to the north of the Site and from the former Levinson Marsh Parcel (now owned by PG & E). This work was conducted to evaluate the potential for widening Main Street. In this report, 35 of the Off-Site soil samples from 14 borings are discussed, excluding those collected from the central and northern portion of the Marsh Parcel. All the samples were analyzed for PNAs by EPA Method 8100. The detection limit for the PNA compounds varied in this sampling effort ranged from 0.05 ppm to 1.0 ppm. The results of the detection limits and sampling activities are found in Table 1B and Figure 2. Attachment A contains a copy of the Subsurface Consultants reports as well as the Laboratory Analytical Data.

TRC/Alton Geoscience

In August 1998, TRC/Alton Geoscience (TRC) collected 20 soil samples from 10 borings on the Site for the Estate of Albert Levinson. These borings were concentrated toward the northernmost property boundary, parallel to Main Street, adjacent to areas of environmental concern at the Martin Service Center. Additional sample locations were selected based upon current and historical site use, as observed in aerial photos. The 20 soil samples were sent to a State of California Certified analytical to be analyzed for total Lead VOCs by EPA Method 8020, and PCBs by EPA Method 8080. The analytical results are summarized in Table 2, Table 4 and Table 5, and on Figure 3 and Figure 4.

DISCUSSION OF RESULTS

PNA's – Calculation of Benzo(a)pyrene equivalents using DTSC protocols

Results of PNA sampling, both the On-Site and Off-Site to the immediate north of the subject property are discussed below. In order to compare the detected concentrations of PNAs to the implemented DTSC approved clean-up levels for Midway Village and Bayshore Park, a set of conversion calculations were made using DTSC protocols. These calculations convert all the detected levels of carcinogenic PNA compounds into a single equivalent concentration of benzo(a)pyrene (the most toxic PNA) using the following factors:

- Benzo(a)Anthracene - 0.1
- Benzo(a)Pyrene - 1
- Benzo(b)Fluoranthene - 0.1
- Benzo(k)Fluoranthene - 0.01
- Chrysene - 0.001
- Dibenzo(a,h)anthracene - 1
- Indeno(1,2,3-cd)pyrene - 0.1

For example, the concentration of chrysene in a sample would be multiplied by 0.001 to obtain an equivalent amount of benzo(a)pyrene. After the individual equivalents are calculated, the total benzo(a)pyrene equivalent concentration is obtained by adding up all the individual compound equivalent values. To be highly conservative, all "non-detect" carcinogenic PNAs were assumed to be present at the detection limit in these calculations. The Preliminary Endangerment Assessment (PEA) methodologies are also conservative and only require the addition of ½ of the detection limit. The benzo(a)pyrene equivalent calculations are shown in Table 1C (for CH2M Hill data) and Table 1D (for Subsurface Consultants data). These calculated values can then be compared to the DTSC clean-up level of 0.9 ppm total benzo(a)pyrene equivalents.

PNA Results- Off-Site

CH2M Hill, 1989. In their many Martin Service Center Remedial investigations, CH2M Hill analyzed hundreds of samples in the adjacent parcels to the north, including the PG & E Martin Service Center and the Former Levinson Marsh Parcel. The results of these investigations clearly delineated the area of PNA impact, which provided the basis of the Remedial Action work carried out on these properties in 2001.

In the 7 samples collected from Off-Site locations closest to the Site:

- One of the 7 samples had no detected PNAs. Conservatively assuming that the "non detect" PNAs are found at their detection limit, the total benzo(a)pyrene equivalents for these samples are 0.05608 ppm (see Table 1A for detection limits and Table 1C for calculations).

- Six of the samples had detected PNAs:
 - **SB-42** between 4 feet and 8 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.924 ppm to 1.157 ppm and the benzo(a)pyrene equivalents ranged from 0.1709 ppm to 0.1833 ppm
 - **HA-7** between 1.4 feet and 2.1 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 2.995 ppm to 4.434 ppm and the benzo(a)pyrene equivalents ranged from 0.8310 ppm to 0.2417 ppm
 - **HA-9** between 0.5 feet and 1.2 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 25.96 ppm to 0.299 ppm and the benzo(a)pyrene equivalents ranged from 4.0489 ppm to 0.0939 ppm
- Total DTSC benzo(a)pyrene equivalent residential clean-up values for Bayshore Park and Midway Village is 0.9 ppm, so only sample HA-9 at 0.5 feet bgs failed this criteria from the Off-Site parcel to the north.

The results of the sampling on the southern portion of the former Levinson Marsh Parcel (now owned by PG & E) indicated that PNAs were present at low concentrations, below DTSC specified clean-up levels, except in one sample. That sample, HA-9, was collected from less than one foot in depth, in a drainage area of the site, and may have reflected PNAs deposited by storm water draining through the adjacent Martin Service Center property (the source of the PNA contamination), not resident in soils. The deeper sample, collected from 1.2 feet at the same location, contained PNAs much lower concentration, an order of magnitude less than the DTSC clean up level, supporting the conclusion that the PNA contaminants were likely deposited by storm water run-off from the PG & E Martin Service Center.

Subsurface Consultants, 1989. Of the 39 samples collected by Subsurface Consultants, 35 samples from 12 borings were located on or near Main Street, further south and closer to the Site than the CH2M Hill Off-Site samples described above.

- Fourteen of the 35 samples collected in the Main Street right of way, adjacent to the Levinson South Parcel had detected PNAs. All the samples collected from boring numbers 12 and 14 through 19 had no detected PNAs. All these samples were collected from south of the centerline of Main Street, closest to the Levinson South Parcel. See Table 1B for detection limits.
- Conservatively assuming that the "non detect" PNAs are found at their detection limit, the total benzo(a)pyrene equivalents for these samples are 0.11555 ppm (see Table 1D for calculations).
- 14 samples collected from 7 borings in the Main Street right-of-way had detected PNAs in near surface soils (0-8.5 feet). All of the following samples are located

north of the centerline of Main Street. Three of these samples (6 at 0, 7 at 0 and 13 at 7.5) had laboratory reports indicating only "trace" as the detection for one or more constituents. In these cases, the trace was conservatively assumed to be at a concentration equal to the detection limit.

- **Boring 6** between 0 feet and 0.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 1.32 ppm ("trace" detects only) to 49.56 ppm and the benzo(a)pyrene equivalents ranged from 0.7626 ppm to **9.5098** ppm
- **Boring 7** between 0 feet and 0.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.33 ppm to 97.3 ppm and the benzo(a)pyrene equivalents ranged from 0.7626 ppm to **14.4345** ppm
- **Boring 8** between 6 feet and 8.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.71 ppm to 3.58 ppm and the benzo(a)pyrene equivalents ranged from 0.1456 ppm to 0.4228 ppm
- **Boring 9** between 6 feet and 7.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 2.02 ppm to 84.2 ppm and the benzo(a)pyrene equivalents ranged from 0.3488 ppm to **25.8801** ppm
- **Boring 10** between 5.5 feet and 7 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.13 ppm to 7.44 ppm and the benzo(a)pyrene equivalents ranged from 0.1176 ppm to **2.0483** ppm
- **Boring 11** between 5.5 feet and 6.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) ranged from 0.31 ppm to 5.61 ppm and the total benzo(a)pyrene equivalents ranged from 0.1306 ppm to **1.1604** ppm
- **Boring 13** at 7.5 feet bgs - total PNAs (carcinogenic and non-carcinogenic) were 0.483 ppm and the total benzo(a)pyrene equivalents were 0.1178 ppm

The results of the Subsurface Consultants investigation indicate that PNA impacts Off-Site decrease to the south, in the direction of the subject property, with **the samples that are adjacent to the subject property containing no detected PNAs**. The five samples with total benzo(a)pyrene equivalents greater than the DTSC clean-up level of 0.9 ppm were all located either on the Former Levinson Marsh Parcel or on the north side of Main Street.

PNA Results— On-Site

CH2M Hill, 1989. The results of the on-site sampling events by CH2M Hill indicate:

- Eight of the 9 samples had no detected PNAs (detection limits shown on Table 1A)

- The 8 samples with no detected PNAs collected from the subject property each have total benzo(a)pyrene equivalent concentrations of 0.05608 ppm, conservatively assuming that all "non-detect" concentrations are equal to the detection limit.
- PNAs were detected in one of the 9 samples:
 - SB-47 – 8.4 ppb benzo(b)fluoranthene at 7 ft bgs; no detected PNAs for the 8.5 ft and 11 ft bgs samples. This sample is located near the northeastern corner of the property along Main Street, near or within the drainage path for the Site
 - The total benzo(a)pyrene equivalent concentration for this sample is 0.0565 ppm, conservatively using the detection limit as the assumed concentration for all the "non-detect" compounds

The results of the on-site PNA sampling by CH2M Hill indicate that there is no PNA impact to the Levinson South Parcel in excess of the DTSC Clean-up Level for Midway Village and Bayshore Park - 0.9 ppm total benzo(a)pyrene.

Metals Results– Off-Site

CH2M Hill, 1989. The results of the 3 samples collected and analyzed for total arsenic, chromium, and lead from the nearest off-site location indicate:

- SB-42 (4 ft bgs) – 5.3 ppm arsenic, 51.8 ppm chromium, 68.1 ppm lead
- SB-42 (8 ft bgs) – 3.0 ppm arsenic, 46.2 ppm chromium, 8.0 ppm lead
- SB-42 (11.5 ft bgs) – 3.4 ppm arsenic, 43.6 ppm chromium, 7.0 ppm lead

The results of these samples were all below 10 time the STLC or TTLC thresholds for hazardous wastes, except for lead in SB-42 at 4 feet, and all were below EPA Region 9 2002 Residential PRGs (California Modified PRG for lead and non-cancer endpoint for arsenic).

Metals Results– On-Site

CH2M Hill, 1989

- No samples collected on-site by CH2M Hill were analyzed for metals.

TRC, 1998. The results of the 10 metals samples collected and analyzed for total lead on the subject property indicate:

- Total (TTLC) lead was detected in the 10 samples collected by TRC on the subject property, ranging in concentration from 4.7 to 48 ppm. All of the on-site samples were collected from a depth of 1.5 feet below ground surface.
- **All of the On-Site samples analyzed for total lead contained less than 50 ppm, which is less than the TTLC and 10 x STLC for hazardous waste classification in California and is also less than the California Modified Residential PRG of 150 ppm.**

VOC Results – Off-Site

CH2M Hill, 1989. A total of 7 samples collected from the three closest off-site locations were analyzed for benzene, toluene, ethylbenzene, xylenes, chlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene and 1,2-dichlorobenzene. These sample locations are just north of Main Street on the Marsh Parcel, now owned by PG & E. The results indicate:

- Two samples analyzed for these VOCs by EPA Method 8020 had detected Toluene:
 - SB-42 (4.0 ft bgs) – 62 ppb Toluene
 - SB-42 (8.0 ft bgs) – 64 ppb Toluene
- No benzene, chlorobenzene or ethylbenzene were found in any samples above the 50 ppb detection limit
- No other samples contained toluene above the 50 ppb detection limit
- No concentrations of chlorobenzene, 1,3-Dichlorobenzene, 1,4-Dichlorobenzene and 1,2-Dichlorobenzene were found in any samples above the method detection limit of 100 ppb.

VOC Results– On-Site

TRC, 1998. The 20 samples collected by TRC in 1998 analyzed for Total Petroleum Hydrocarbons as Gasoline (TPH-G), Benzene, Toluene, Ethylbenzene, Xylene and MTBE were found to contain:

- No detected TPH-G, Benzene, or MTBE
- Eighteen samples had no detected Ethylbenzene
- Twelve samples had no detected Toluene
- Nine samples had no detected Xylenes

- The detection limit for TPH-G was 1 ppm and the detection limit for MTBE was 50 ppb
- The detection limits for Benzene, Toluene, Ethylbenzene, and Xylenes were each 5 ppb
- Six samples collected between 1.5 and 10 feet bgs had Toluene detected ranging from 5.9 ppb to 88 ppb
- Two samples from 1.5 feet bgs had Ethylbenzene detected at 6.5 and 21 ppb
- Ten samples collected between 1.5 feet and 10 bgs had Xylenes detected at concentrations between 8.1 ppb to 45 ppb
- The EPA Region 9 Residential PRGs for the detected substances are:
 - 520,000 ppb Toluene
 - 8,900 ppb Ethylbenzene
 - 270,000 ppb Xylenes

All trace amounts of VOCs detected (Toluene, Ethylbenzene, and Xylenes) both on the property and Off-Site were detected at concentrations far below the residential PRGs and do not pose a significant environmental threat to the property.

PCB Results – Off-Site

No nearby Off-Site samples were analyzed for PCBs.

PCBs Results – On-Site

TRC, 1998. As a part of the 1998 sampling, TRC also analyzed 20 samples for PCBs, due to the proximity and historical uses of the Martin Service Center. Results of their sampling indicated:

- **All On-Site 20 samples had no detected PCBs using EPA Method 8080 with a detection limit of 20 ppb for all PCBs except PCB 1221 with a detection limit of 80 ppb.**

CONCLUSIONS/RECOMMENDATIONS

Soil sampling and analysis was performed on near surface samples collected from the subject property and from the properties adjacent to the north of the Site along Main Street, at 30 locations. Results of the soil sampling indicate that:

Ms. Karen Toth
January 3, 2003
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PNAs have not impacted the Site in excess of the DTSC clean-up level for Midway Village and Bayshore park of 0.9 ppm benzo(a)pyrene equivalents, in contrast to the samples collected further off-site to the north in the former marsh parcel and the PG&E Martin Service Center on the northern half of Main Street.

- The only detected PNA in the 9 samples analyzed from the Levinson South Parcel was SB-47 (7 ft bgs) at a concentration of 0.0084 ppm for Benzo(b)fluoranthene which equates to 0.0565 ppm benzo(a)pyrene equivalents, below the DTSC Clean-up Level for Midway Village and Bayshore Park.
- The samples with no detected PNAs on the subject property have 0.05608 ppm (CH2M Hill) or 0.11555 ppm (Subsurface Consultants) benzo(a)pyrene equivalents. Also, those directly adjacent to the parcel on the southern half of Main Street have the same benzo(a)pyrene equivalents for the respective consultants.
- Metals that were found in elevated levels at the PG & E Martin Service Center (lead, chromium, arsenic) were not found in concentrations of concern on the South Levinson Parcel. All detected concentrations were within expected California background ranges (Dragun, 1991);
- No TPH, Benzene or MTBE was detected on the subject property.
- Toluene, Ethylbenzene and Xylenes were detected at very low levels on the subject property, orders of magnitude below regulatory thresholds
- No PCBs were detected in the 20 samples analyzed from the South Levinson Parcel.


Based on review of current data available on the Site, no additional site investigation or remediation is warranted and Site Closure is requested from the DTSC.

This conclusion, and any and all conclusions, recommendations and information included in this report are based upon the information that was readily available to Brown and Caldwell and Brown and Caldwell's professional judgment using accepted environmental site assessment practices pursuant to the Scope of Work.

If you have any questions, please do not hesitate to call me at (949) 260-6131.

Very truly yours,

BROWN AND CALDWELL


Gwen Tellegen P.E.
Supervising Engineer

REFERENCES

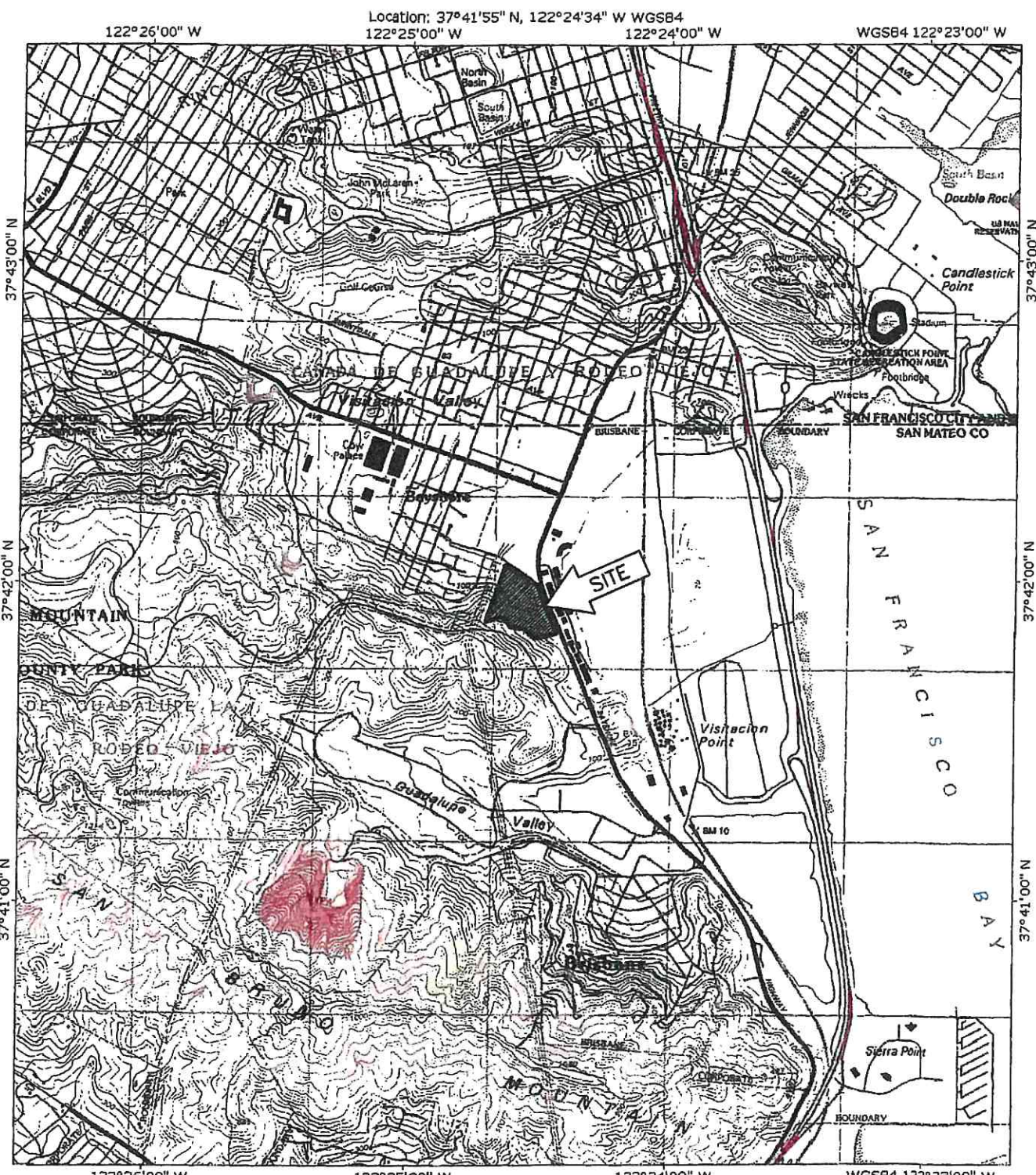
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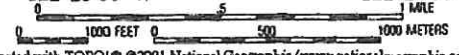
Location: 37°41'55" N, 122°24'34" W WGS84
 122°25'00" W 122°24'00" W

WGS84 122°23'00" W

37°43'00" N
 37°42'00" N
 37°41'00" N

37°43'00" N
 37°42'00" N
 37°41'00" N

122°26'00" W 122°25'00" W 122°24'00" W WGS84 122°23'00" W



Map created with TOPO! © 2001 National Geographic (www.nationalgeographic.com/topo)

DATE
 DEC 2002

PROJECT NUMBER
 22287.600

BROWN AND CALDWELL
 IRVINE, CALIFORNIA

**SITE LOCATION MAP
 SOUTH LEVINSON PARCEL**

PROJECT LOCATION
 SOUTH LEVINSON PARCEL
 MAIN STREET AND OLD BASHORE HIGHWAY
 BRISE CALIFORNIA

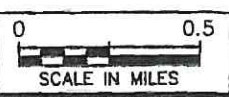


FIGURE
1

CAS - CAU\22287\600\22287-SL

LEGEND

- EB-2 ● BORING BY TRC/ALTON GEOSCIENCE (1989)
- SB-45 ■ BORING BY CH2M HILL (1989)
- HA-9 ◆ HAND AUGER LOCATION BY CH2M HILL (1989)
- 19 ★ APPROXIMATE LOCATION OF BORING BY SUBSURFACE CONSULTANTS (1989)
- ⊗ ABANDONED DOMESTIC WELL
- SAMPLES FROM OFFSITE PARCEL TO NORTH COLLECTED BY CH2M HILL, 1989
- SAMPLES LOCATED IN MAIN STREET COLLECTED BY CH2M HILL, 1989
- SAMPLES LOCATED ONSITE COLLECTED BY CH2M HILL, 1989

NOTE:
ALL LOCATIONS ARE APPROXIMATE

ALL CONCENTRATIONS IN MG/KG OR PPM
TOTAL PNAs INCLUDE CARCINOGENIC AND NON-CARCINOGENIC PNAs

*PNAs ANALYZED BY EPA METHOD 8310 WITH DTSC SPECIFIED DETECTION LIMITS. SEE TABLE 1A FOR DETECTION LIMITS. ALL SAMPLES WITH ND FOR TOTAL PNAs HAVE 0.05608 PPM AS A BENZO(A)PYRENE EQUIVALENT.

**PNAs ANALYZED BY EPA METHOD 3550. SEE TABLE 1B FOR DETECTION LIMITS. ALL SAMPLES WITH ND FOR TOTAL PNAs HAVE 0.11555 PPM AS A BENZO(A)PYRENE EQUIVALENT.

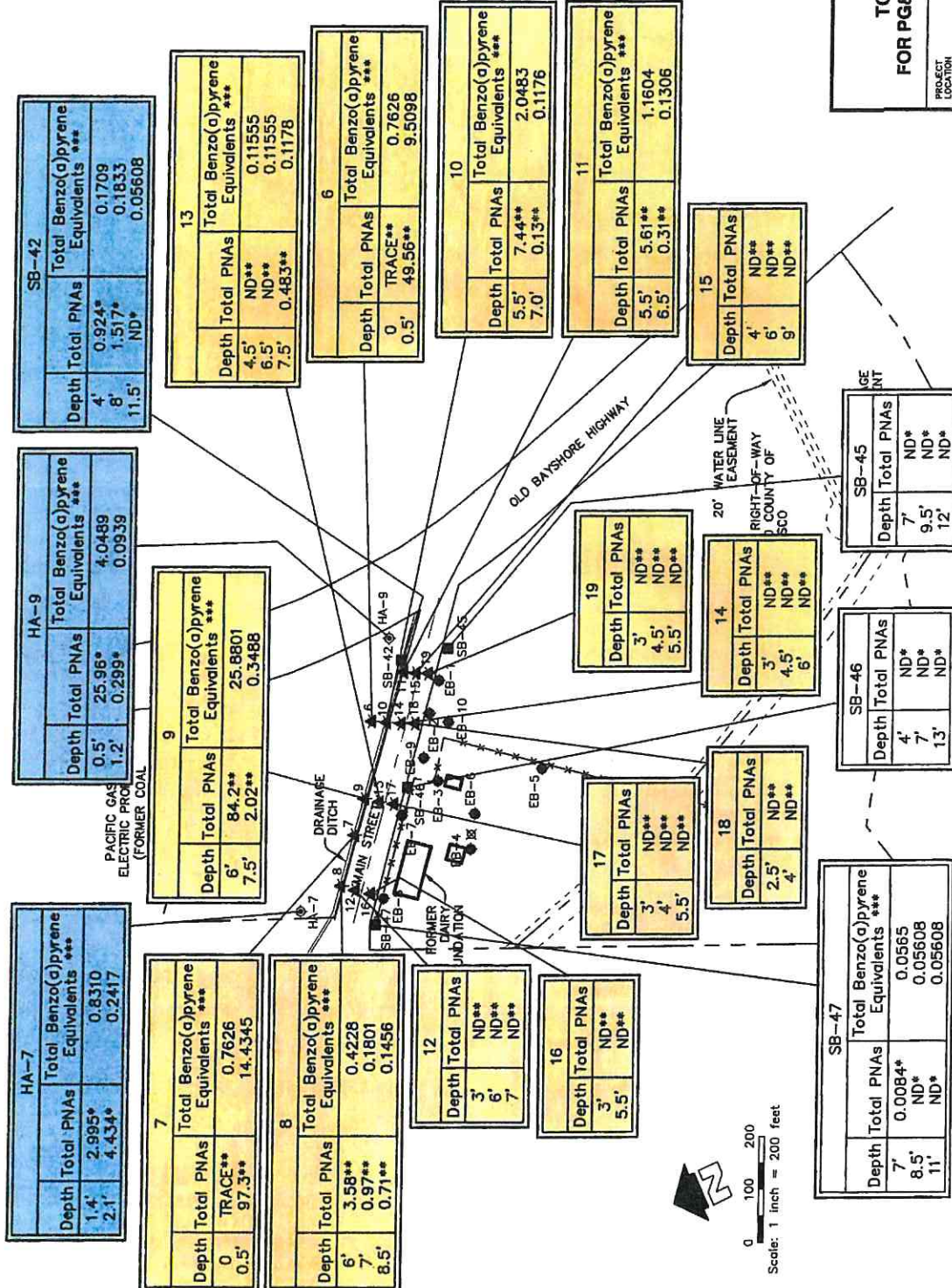
***DTSC PROTOCOL FOR CONVERSION OF CARCINOGENIC PNAs TO BENZO(A)PYRENE EQUIVALENTS DESCRIBED ON PAGE 3 AND TABLES 1C AND 1D. ALL CARCINOGENIC PNA NDs ARE ASSUMED TO BE AT DETECTION LIMIT.

FIGURE 2

TOTAL PNA CONCENTRATIONS FOR PG&E AND LEVINSON SOUTH PARCELS

PROJECT LOCATION	DATE	PROJECT NUMBER
SOUTH LEVINSON PARCEL MAIN STREET AND OLD BASHORE HIGHWAY BRISBANE, CALIFORNIA	DEC 2002	22287.600
BROWN AND CALDWELL IRVINE, CALIFORNIA		

TOTAL DTSC BENZO(A)PYRENE EQUIVALENT RESIDENTIAL CLEANUP VALUES FOR BAYSHORE PARK AND MIDWAY VILLAGE IS 0.9 PPM



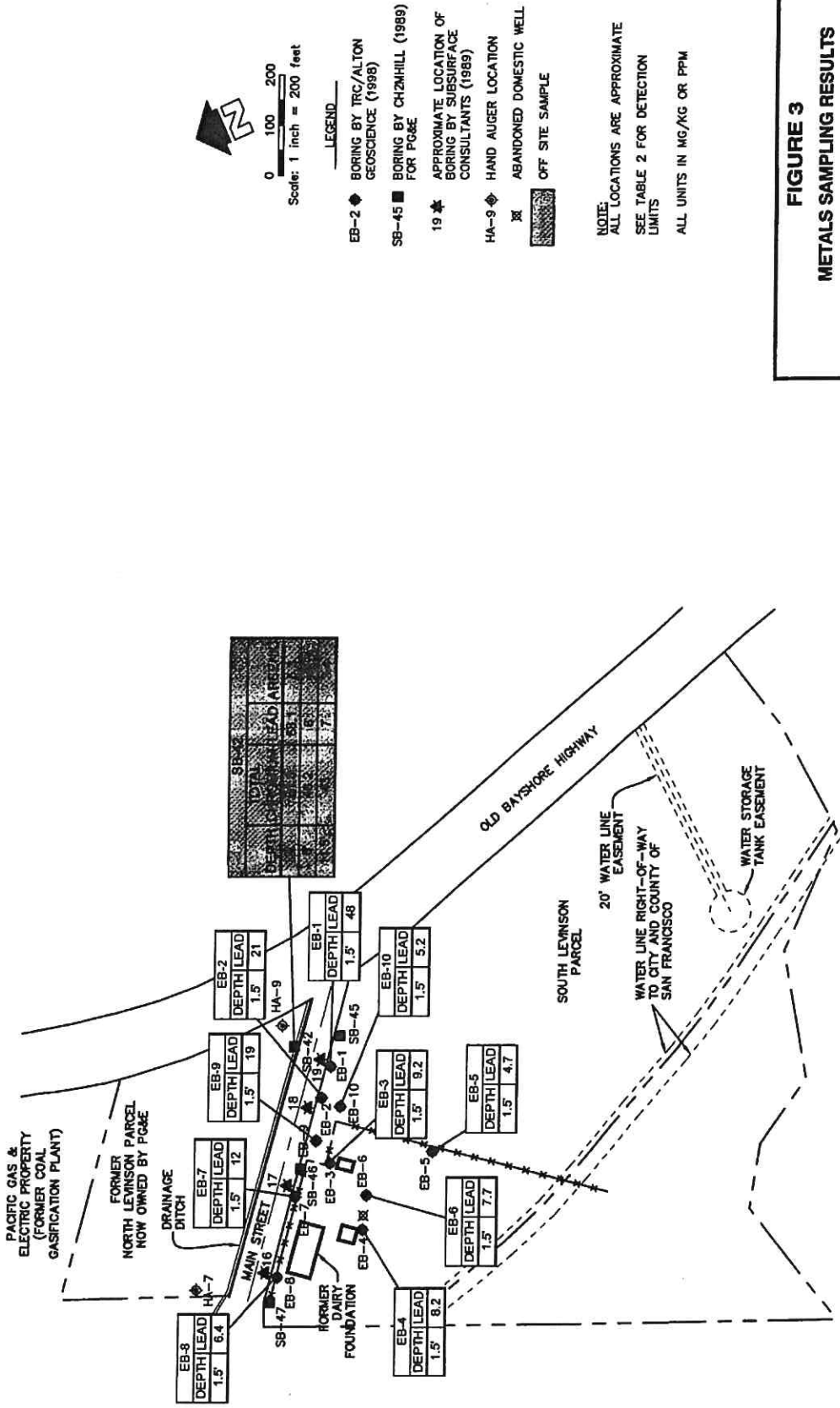
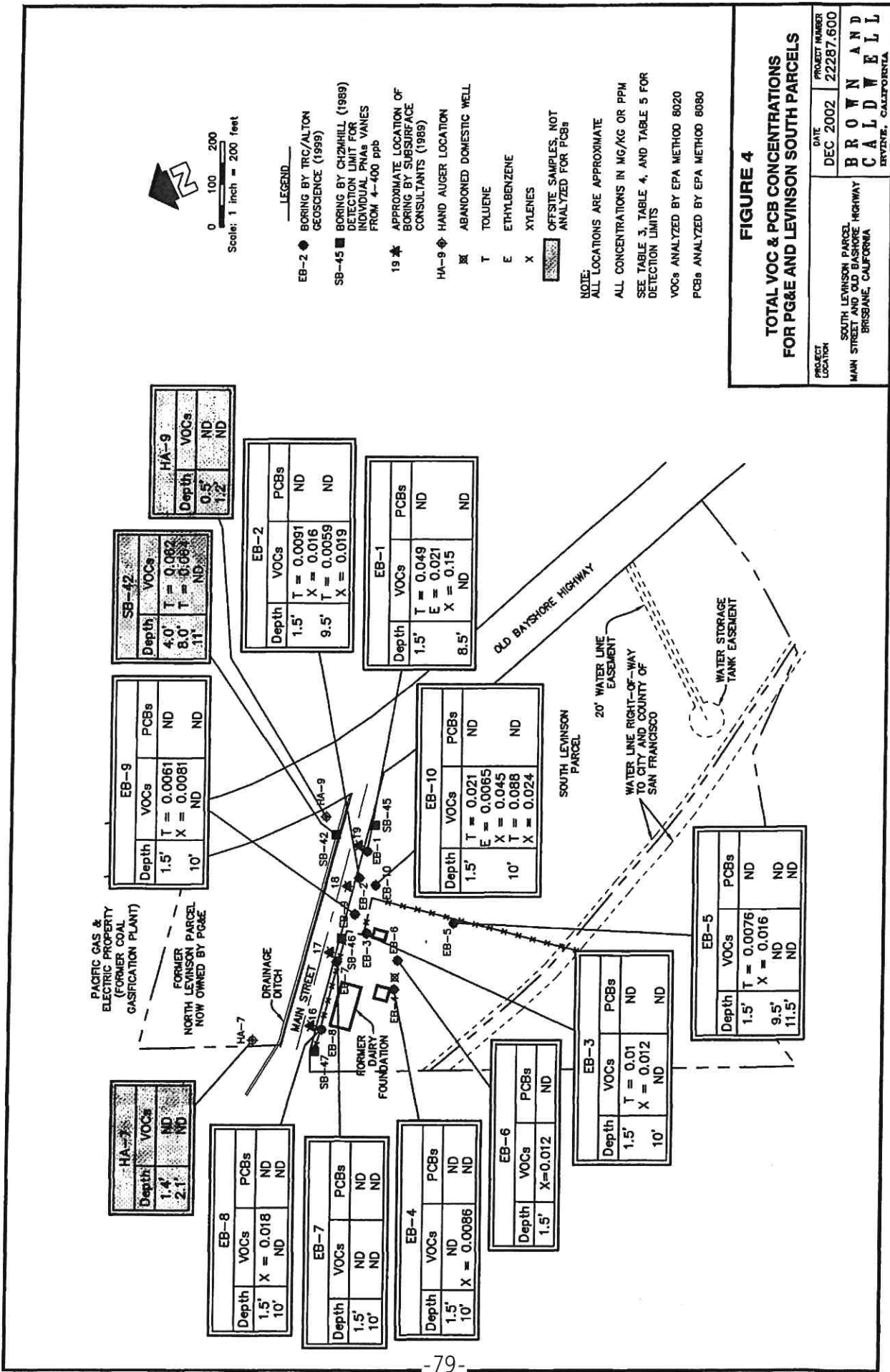


FIGURE 3
METALS SAMPLING RESULTS

PROJECT LOCATION	DATE	PROJECT NUMBER
SOUTH LEVINSON PARCEL MAIN STREET AND OLD BAYSHORE HIGHWAY BRUSBAKE, CALIFORNIA	AUG 2002	22287.600
BROWN AND CALDWELL		
IRVINE, CALIFORNIA		



DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

MIDWAY VILLAGE (41650007)

SIGN UP FOR EMAIL ALERTS

47 MIDWAY DRIVE
 DALY CITY, CA 94014
 SAN MATEO COUNTY
 SITE TYPE: STATE RESPONSE OR NPL

PROJECT MANAGER:
SUPERVISOR:
OFFICE:

JESSICA TIBOR
JULIE PETTJOHN
CLEANUP BERKELEY

Site Information

CLEANUP STATUS

CERTIFIED / OPERATION & MAINTENANCE AS OF 5/13/2003

SITE TYPE: STATE RESPONSE OR NPL

NATIONAL PRIORITIES LIST: NO

ACRES: 5 ACRES

APN: 005-330-020, 005-330-030, 005-330-040, 005-330-050, 005-330-060, 005-330-070, 005-330-080, 005-330-090, 005-330-100, 005-330-110, 005-330-120, 005-330-130, 005-330-140, 005-330-150, 005-330-160, 005-330-170, 005-330-180, 005-330-190, 005-330-200, 005-330-210, 005-330-220, 005-330-230, 005-330-240, 005-330-250, 005-330-260, 005-330-270, 005-330-280, 005-330-290, 005-330-300, 005-330-310, 005-330-320, 005-330-340, 005-330-350, 005-330-360, 005-330-370, 005-330-380, 005-330-400, 005330020, 005330030, 005330040, 005330050, 005330060, 005330070, 005330080, 005330090, 005330100, 005330110, 005330120, 005330130, 005330140, 005330150, 005330160, 005330170, 005330180, 005330190, 005330200, 005330210, 005330220, 005330230, 005330240, 005330250, 005330260, 005330270, 005330280, 005330290, 005330300, 005330310, 005330340, 005330350, 005330360, 005330370, 005330380, 005330400

CLEANUP OVERSIGHT AGENCIES:

DTSC - SITE CLEANUP PROGRAM - LEAD
 US EPA

ENVIROSTOR ID: 41650007
SITE CODE: 200212
SPECIAL PROGRAM:
FUNDING: ORPHAN FUNDS
ASSEMBLY DISTRICT: 19
SENATE DISTRICT: 11

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION

MANUFACTURED GAS PLANT

POTENTIAL CONTAMINANTS OF CONCERN

POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

POTENTIAL MEDIA AFFECTED
 SOIL

Site History

This site, adjacent to the Pacific Gas and Electric (PG&E) - Martin Service Center, is now the location of the Midway Village public housing project owned by San Mateo County Housing Authority. (also see sites 41360100, 41360093 and 41990001) In the past, the site was a military housing facility constructed during World War II by the U.S. Government. During construction of the military housing facility, soil contaminated with gas plant residues from the PG&E property was used as fill material on approximately 20 acres. This soil contained polycyclic aromatics hydrocarbons (PAHs). In 1955, the U.S. government transferred this property to the San Mateo Housing Authority. Subsequent to March 31, 1979, PG&E constructed an earthen berm containing gas plant residues on the boundary between the PG&E Martin Service Center and Midway Village.

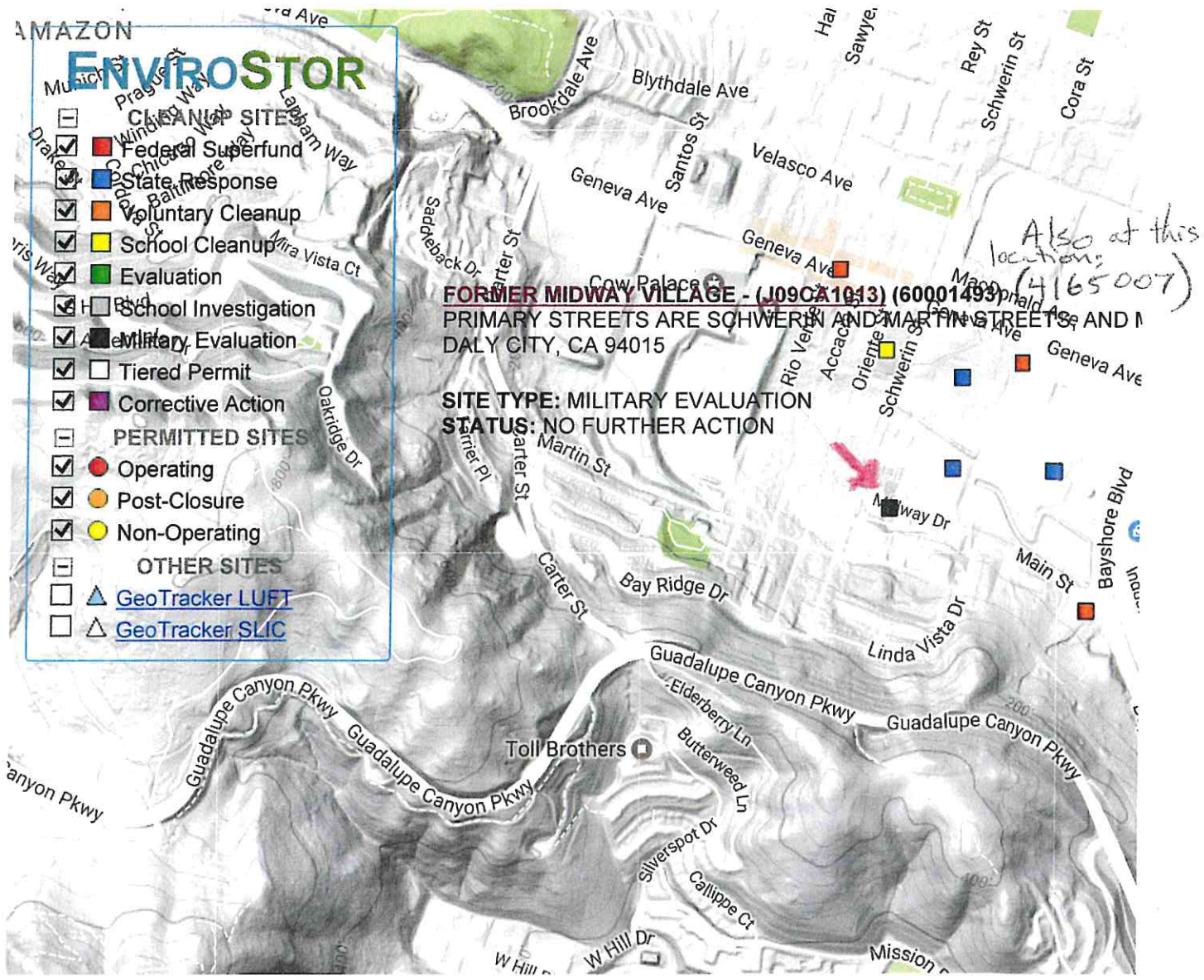
Land Use Restrictions

DISCLAIMER: The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please see the Land Use Restriction document by, clicking on the "VIEW COVENANT" link.

DATE RECORDED SITE MANAGEMENT REQUIREMENTS

<u>VIEW COVENANT</u>	<u>DATE RECORDED</u>	<u>SITE MANAGEMENT REQUIREMENTS</u>
VIEW COVENANT	11/23/2010	<ul style="list-style-type: none"> ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL REQUIRES SURFACE COVERS NO EXCAVATION OF CONTAMINATED SOILS WITHOUT AGENCY REVIEW AND APPROVAL PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK NOTIFY PRIOR TO DEVELOPMENT NO EXCAVATION OR ACTIVITIES WHICH DISTURB THE SOIL BELOW A SPECIFIED DEPTH (SEE COVENANT FOR DEPTH) WITHOUT AGENCY REVIEW AND APPROVAL OF A SOIL MANAGEMENT PLAN NOTIFY PRIOR TO SUBSURFACE WORK NOTIFY PRIOR TO CHANGE IN LAND USE ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL
VIEW COVENANT	9/24/1998	<ul style="list-style-type: none"> ASPHALT COVER NOT TO BE DISTURBED WITHOUT APPROVAL REQUIRES SURFACE COVERS RAISING OF FOOD PROHIBITED PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY PRIOR TO SUBSURFACE WORK ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL

FOR AN INTERACTIVE MAP, CLICK ON AN IMAGE BELOW



Google MAP AN ADDRESS: 200 m Map data ©2017 Google

SHOW SITES WITHIN 1000 FEET OF THE FOLLOWING ADDRESS:

SITES CURRENTLY VISIBLE ON MAP		Go 3 SITES LISTED	EXPORT THIS LIST TO EXCEL	
PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
BAYSHORE ELEMENTARY RECONSTRUCTION PROJECT	CERTIFIED	SCHOOL CLEANUP	155 ORIENTE STREET	DALY CITY
BAYSHORE PARK	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	STATE RESPONSE	47 MIDWAY DRIVE	DALY CITY
BLANKEN AV. PARKING LOT FOR THE FORMER SCHLAGE LOCK FACTORY	INACTIVE - ACTION REQUIRED	EVALUATION	2201 BAYSHORE BLVD.	SAN FRANCISCO
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
FORMER MIDWAY VILLAGE (J09CA1043)	NO FURTHER ACTION	MI -81- EVALUATION	PRIMARY STREETS ARE SCHWERIN AND MARTIN STREETS AND MIDWAY	DALY CITY

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

PG&E - MARTIN SERVICE LEVISON OU-2 (41360093)

[SIGN UP FOR EMAIL ALERTS](#)

731 SCHWERIN STREET
 DALY CITY, CA 94014
 SAN MATEO COUNTY

PROJECT MANAGER: [JESSICA TIBOR](#)
SUPERVISOR: JULIE PETTIJOHN
OFFICE: CLEANUP BERKELEY

SITE TYPE: STATE RESPONSE OR NPL

Site Information

CLEANUP STATUS
CERTIFIED / OPERATION & MAINTENANCE AS OF 6/30/2003

SITE TYPE: STATE RESPONSE OR NPL
NATIONAL PRIORITIES LIST: NO
ACRES: 11.2 ACRES
APN: 135-41-28, 135-41-28, 135-41-28B, 135-41-28B, 135-41-3A
CLEANUP OVERSIGHT AGENCIES:
 RWQCB 2 - SAN FRANCISCO BAY
 SAN MATEO COUNTY
 DTSC - SITE CLEANUP PROGRAM - **LEAD**

ENVIROSTOR ID: 41360093
SITE CODE: 200075
SPECIAL PROGRAM:
FUNDING: RESPONSIBLE PARTY
ASSEMBLY DISTRICT: 22
SENATE DISTRICT: 13

Regulatory Profile

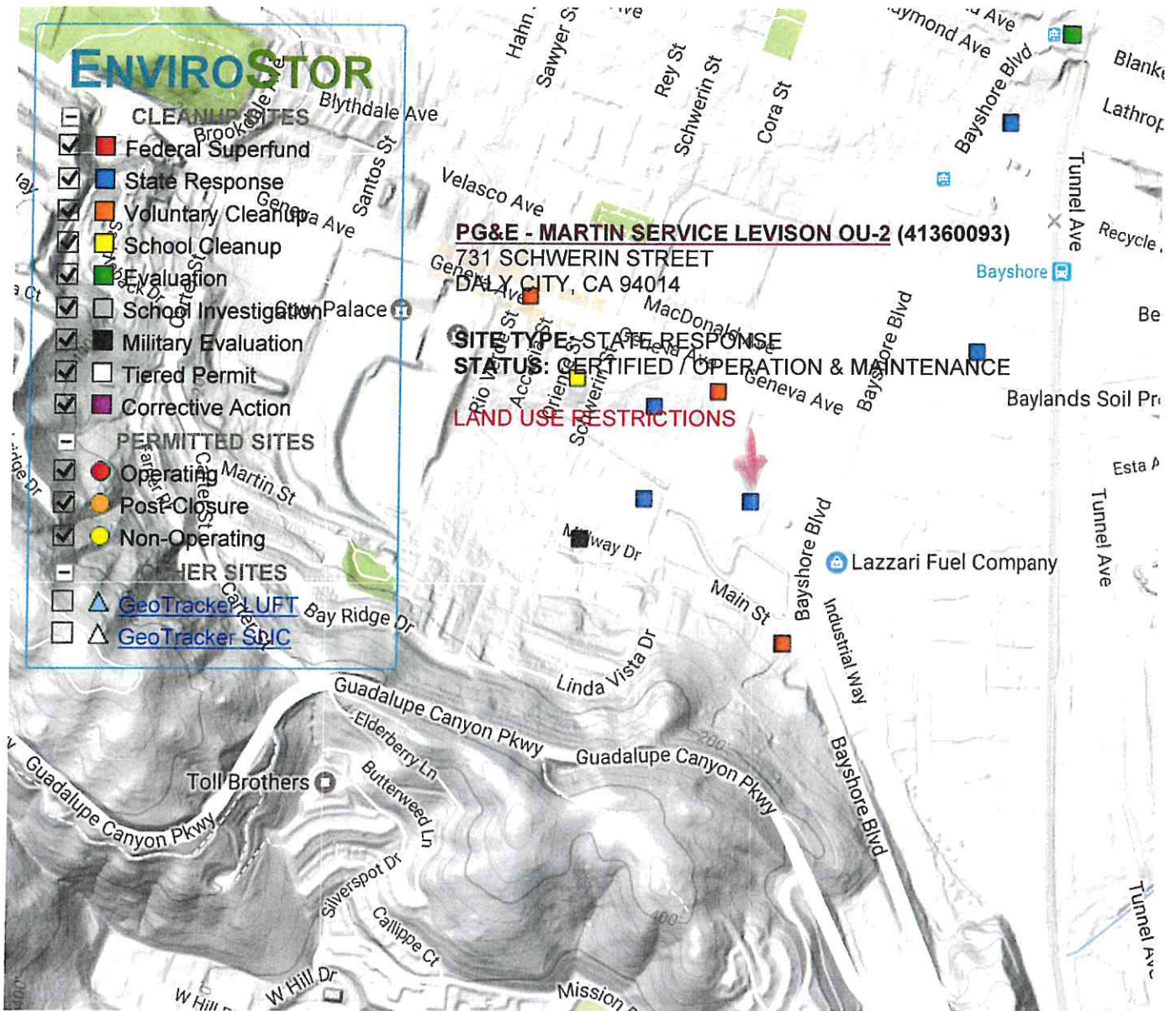
PAST USE(S) THAT CAUSED CONTAMINATION
 MANUFACTURED GAS PLANT

POTENTIAL CONTAMINANTS OF CONCERN
 BENZENE
 POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)
 TPH-DIESEL
 TPH-MOTOR OIL

POTENTIAL MEDIA AFFECTED
 OTHER GROUNDWATER AFFECTED (USES OTHER THAN
 DRINKING WATER), SOIL

Site History

A gas manufacturing plant using oil as a feedstock operated at this site between the 1905 and 1916 when it was dismantled. The PG&E Martin Service Center currently operates on the site. It has offices, an above-ground vehicle fueling station, a vehicle maintenance center and a wash rack, a vehicle equipment and storage area, and a warehouse. The site was divided into two operable units in June 1993. OU-1 includes the Daly City Yard area. OU-2 includes the Brisbane Yard, the Brisbane Yard Annex, and the former Pacific Service Employees Association (PSEA) Clubhouse which is currently used as a record storage area and the Levinson North Parcel. There are residential homes (Midway Village) beyond the Martin Service Center to the south and west, an Elementary School to the west, Geneva Avenue to the north, and Bayshore Blvd. to the east of the site.



MAP AN ADDRESS: 200 m

Map data ©2017 Google

SHOW SITES WITHIN 1000 FEET OF THE FOLLOWING ADDRESS:

SITES CURRENTLY VISIBLE ON MAP		SITES LISTED		EXPORT THIS LIST TO EXCEL	
PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY	
BAYSHORE ELEMENTARY RECONSTRUCTION PROJECT	CERTIFIED	SCHOOL CLEANUP	155 ORIENTE STREET	DALY CITY	
BAYSHORE PARK	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY	STATE RESPONSE	47 MIDWAY DRIVE	DALY CITY	
BLANKEN AV. PARKING LOT FOR THE FORMER SCHLAGE LOCK FACTORY	INACTIVE - ACTION REQUIRED	EVALUATION	2201 BAYSHORE BLVD.	SAN FRANCISCO	
COW PALACE	REFER: LOCAL AGENCY	VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY	
FORMER MIDWAY VILLAGE (100CA1012)	NO FURTHER ACTION	MILITARY EVALUATION	PRIMARY STREETS ARE SCHWERIN AND MARTIN STREETS AND MIDWAY	DALY CITY	

DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

BAYSHORE PARK (41990001)

[SIGN UP FOR EMAIL ALERTS](#)

47 MIDWAY DRIVE
 DALY CITY, CA 94014
 SAN MATEO COUNTY
 SITE TYPE: STATE RESPONSE OR NPL

PROJECT MANAGER: [JESSICA TIBOR](#)
 SUPERVISOR: [JULIE PETTIJOHN](#)
 OFFICE: CLEANUP BERKELEY

Site Information

CLEANUP STATUS
CERTIFIED O&M - LAND USE RESTRICTIONS ONLY AS OF 5/13/2003

SITE TYPE: STATE RESPONSE OR NPL
 NATIONAL PRIORITIES LIST: NO
 ACRES: 3.8 ACRES
 APN: 005-330-330, 005-330-390, 005330330, 005330390
 CLEANUP OVERSIGHT AGENCIES:
 DTSC - SITE CLEANUP PROGRAM - LEAD

ENVIROSTOR ID: 41990001
 SITE CODE: 201834
 SPECIAL PROGRAM:
 FUNDING: ORPHAN FUNDS
 ASSEMBLY DISTRICT: 19
 SENATE DISTRICT: 11

Regulatory Profile

PAST USE(S) THAT CAUSED CONTAMINATION
 MANUFACTURED GAS PLANT

POTENTIAL CONTAMINANTS OF CONCERN
 POLYNUCLEAR AROMATIC HYDROCARBONS (PAHS)

POTENTIAL MEDIA AFFECTED
 SOIL

Site History

This site is a public park which is owned by the City of Daly City. The site is adjacent to the PG&E Martin Service Center, the Midway Village public housing project owned by San Mateo County Housing Authority and a day care center owned by the Bayshore Elementary School District. In the past, the site was a part of a military housing facility built during World War II by the U.S. Government. During construction of military housing, soil contaminated with gas plant residues from the PG&E property was used as fill on approximately 20 acres. This soil contained polycyclic aromatic hydrocarbons (PAHs). In 1955, the U.S. Government sold this property to the San Mateo Housing Authority. In 1977, the Housing Authority sold 10 acres to the City of Daly City. Daly City constructed a public park containing a playground and a baseball diamond. Subsequent to March 31, 1979, PG&E constructed an earthen berm containing gas plant residues on the boundary between the PG&E Martin Service Center and Bayshore Park. The site is located in the San Francisco Bay drainage basin and was subject to severe erosion and drainage problems. Work conducted as part of a 1999 drainage project replaced existing storm water pipes with a much larger box culvert. No reports of flooding have occurred since this work was completed.

Land Use Restrictions

DISCLAIMER: The land use restrictions listed under the site management requirements are only an abbreviated summary of the land use restrictions, and may not encompass all restrictions and notification requirements placed on a property. For complete land use restriction information please see the Land Use Restriction document by, clicking on the "VIEW COVENANT" link.

VIEW COVENANT	DATE RECORDED	SITE MANAGEMENT REQUIREMENTS
	10/17/2002	<ul style="list-style-type: none"> REQUIRES SURFACE COVERS DAY CARE CENTER PROHIBITED ELDER CARE CENTER PROHIBITED RAISING OF FOOD PROHIBITED HOSPITAL USE PROHIBITED PERFORM H&S PLAN PRIOR TO SUBSURFACE WORK NOTIFY DAMAGES TO REMEDY AND MONITORING SYSTEMS UPON DISCOVERY NOTIFY AFTER CHANGE OF PROPERTY OWNER NOTIFY PRIOR TO SUBSURFACE WORK ACTIVITIES PROHIBITED WHICH DISTURB THE REMEDY AND MONITORING SYSTEMS WITHOUT APPROVAL RESIDENCE USE PROHIBITED PUBLIC OR PRIVATE SCHOOL FOR PERSONS UNDER 21 PROHIBITED

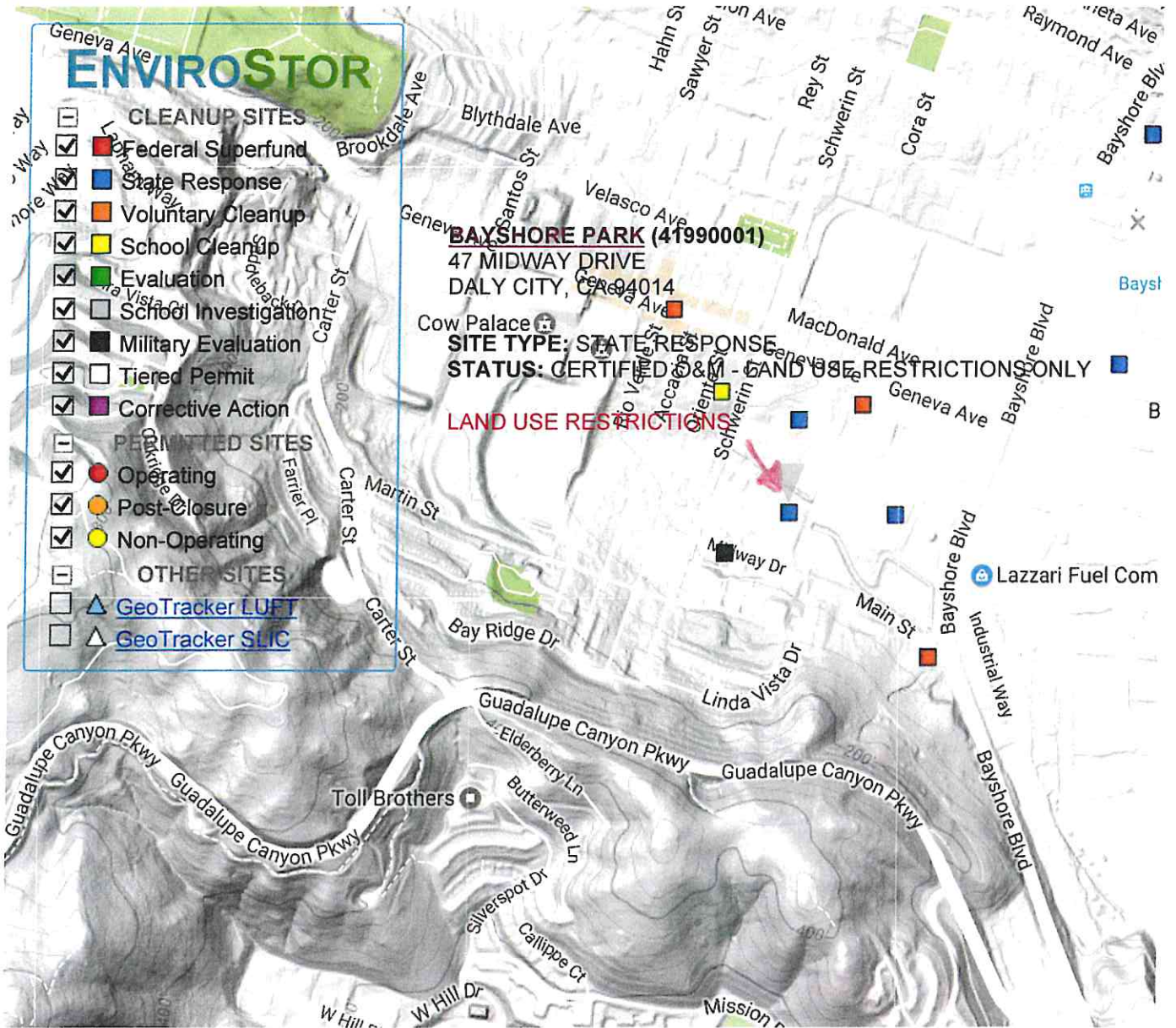
Future Activities

NOTE: THE DUE DATES OF FUTURE ACTIVITIES ARE SUBJECT TO CHANGE BASED ON THE PROGRESS OF CURRENTLY SCHEDULED ACTIVITIES

DOCUMENT TYPE	DUE DATE
5 Year Review Reports	2018

Completed Activities

DOCUMENT TYPE	DATE COMPLETED	COMMENTS
VIEW DOCS Correspondence	3/10/2017	Change of DTSC project manager notification sent to project proponent.
VIEW DOCS Land Use Restriction - Site Inspection/Visit	10/14/2016	
VIEW DOCS Annual Oversight Cost Estimate	9/27/2016	
VIEW DOCS Land Use Restriction - Site Inspection/Visit	10/21/2015	
VIEW DOCS Annual Oversight Cost Estimate	9/22/2015	
VIEW DOCS Soils Management Plan	6/24/2015	
VIEW DOCS Correspondence	6/9/2015	
VIEW DOCS Land Use Restriction - Site Inspection/Visit	9/16/2014	
VIEW DOCS Annual Oversight Cost Estimate	9/11/2014	
VIEW DOCS Land Use Restriction - Site Inspection/Visit	1/14/2014	The implemented remedial action remains adequately protective of human health and the environment. Impacted soil remains under the soil cap and asphalt basketball court, which are in good shape and remain protective. There were no signs of grading or settlement.
VIEW DOCS Annual Oversight Cost Estimate	9/26/2013	
VIEW DOCS Correspondence	7/15/2013	
VIEW DOCS Public Notice	4/9/2013	



MAP AN ADDRESS: 200 m

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SITES CURRENTLY VISIBLE ON MAP		Go 3	SITES LISTED	EXPORT THIS LIST TO EXCEL	
PROJECT NAME	STATUS		PROJECT TYPE	ADDRESS	CITY
BAYSHORE ELEMENTARY RECONSTRUCTION PROJECT	CERTIFIED		SCHOOL CLEANUP	155 ORIENTE STREET	DALY CITY
BAYSHORE PARK	CERTIFIED O&M - LAND USE RESTRICTIONS ONLY		STATE RESPONSE	47 MIDWAY DRIVE	DALY CITY
BLANKEN AV. PARKING LOT FOR THE FORMER SCHLAGE LOCK FACTORY	INACTIVE - ACTION REQUIRED		EVALUATION	2201 BAYSHORE BLVD.	SAN FRANCISCO
COW PALACE	REFER: LOCAL AGENCY		VOLUNTARY CLEANUP	GENEVA AVENUE AND SANTOS STREET	DALY CITY
FORMER MIDWAY VILLAGE (100CA1013)	NO FURTHER ACTION		MIL -86- EVALUATION	PRIMARY STREETS ARE SCHWERIN AND MARTIN STREETS AND MIDWAY	DALY CITY