



Department of
Toxic Substances
Control

Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.



State of California



California
Environmental
Protection Agency

Fact Sheet, September, 2009

Draft Remedial Action Plan for Schlage Lock And Southern Pacific OU-1

The Department of Toxic Substances Control (DTSC) invites the public to review and comment on the **Schlage Lock Company/Southern Pacific OU-1 (Site)** draft Remedial Action Plan (RAP).

The former Schlage Lock site (also known as Schlage OU) is located at 2401 and 2555 Bayshore Boulevard in San Francisco. Also included in this RAP is part of the Southern Pacific OU-1 (also known as UPC OU SF Site) site located east of Schlage Lock in San Francisco (between Schlage Lock and the Cal-Train tracks) as well as the groundwater of Southern Pacific OU-1 extending from Sunnydale to Geneva Avenue in San Mateo County.

The draft RAP describes in detail the investigation and contamination found, plus the proposed recommendations to clean up the contamination. DTSC encourages you to review and provide comment on the draft RAP, which is available at the information repositories listed within this fact sheet.

This Fact Sheet Provides You Information About

- History and Background
- Location and Site Investigations
- Draft Remedial Action Plan
- California Environmental Quality Act (CEQA)
- Public Involvement Opportunities



Figure 1: Schlage Lock Office Building

PUBLIC COMMENT PERIOD AND PUBLIC MEETING

DTSC invites the public to comment on the draft RAP. The 30-day public comment period begins on **September 10, 2009** and ends on **October 13, 2009**. All written and email comments must be postmarked or received no later than 5:00 PM on **October 13, 2009**.

Send comments to: **Virginia Lasky, Project Manager**
Department of Toxic Substances Control
700 Heinz Ave.
Berkeley, CA 94710
VLasky@dtsc.ca.gov

DTSC will hold a public meeting **Wednesday, September 23, 2009** starting at **6:00 p.m.** to provide the community with information and answer questions on the draft RAP. The **Public Meeting** will be held at the following location:

Visitacion Valley Middle School Auditeorum
450 Raymond Street
San Francisco, California 94134



History

The Schlage Lock Company opened its Visitation Valley facility for manufacturing locks and door hardware in 1926. The plant expanded over a period of forty years, a second plant was built in 1943, a third in 1950, and two more plants and an office building in 1963. With the construction of one last additional plant in 1967, the company's operation had grown to five separate plants situated on an area of 12 acres and had become a primary source of manufacturing jobs for the area. In 1974, Schlage Lock was acquired by Ingersoll Rand. In December 1999, all manufacturing activity at the facility stopped and most of the equipment was removed. Ownership of the Schlage Lock site was transferred to Universal Paragon Corporation (UPC) in May 2008.

The area designated as UPC OU SF is the northern section of the former Bayshore Railyard. Acquired in 1896 by the Southern Pacific Transportation Company, the site operated from 1914 to 1960 as an area for materials transfer, maintenance of locomotives, and repair of railcars. UPC also owns this section of the old railyard.

Figure 2: Schlage Lock Plant from the back.



Investigations and Past Cleanup Activities

Environmental investigations have been conducted at this site since 1982. Results of these investigations indicate that volatile organic compounds (VOCs), primarily trichloroethylene (TCE) and perchloroethylene (PCE) are the main contaminants found in soil and groundwater. Other contaminants include metals primarily arsenic, cadmium, and lead.

Soil removal and cleanup actions have been conducted at this site since 1994 when a ground water extraction and treatment system operated at the Southern Pacific Brisbane site. Groundwater was sampled quarterly to monitor the movement and levels of chemicals. The ground water extraction and treatment system ceased operation in 2009. In 1996, an interim removal action was conducted at the strip and degreasing rooms in building 3 to remove soil contaminated with volatile organic compounds (VOCs). Also, in 1999, a soil vapor and extraction treatment system (SVETS) was installed to remove soil vapor underneath the strip and degreasing area. The SVETS was decommissioned in September 2008.

There is VOC contaminated groundwater underneath the Southern Pacific OU-1 site that originates from the Schlage Lock site. As a result, in addition to groundwater and soil contamination in the Schlage OU site and UPC OU SF the cleanup will include groundwater contaminated with VOCs at the Southern Pacific OU-1 site.

The Draft Remedial Action Plan

The purpose of the draft RAP is to describe the proposed plan for cleanup, to minimize the potential for human exposure and environmental risk. In order to protect the public from exposure to harmful contaminants, cleanup goals were developed.

Alternatives Considered:

Three remedial alternatives were evaluated for the site:

Alternative 1:

No Action: This alternative is required as a baseline alternative for comparison to other alternatives under RAP guidelines.

Alternative 2:

Land Use Controls and Monitored Natural Attenuation. No active remediation would be implemented, and Land Use Controls would be imposed to prohibit any use of the Site that would pose a risk. Long term groundwater monitoring would also be performed under a Monitored Natural Attenuation (MNA) program.

Alternative 3:

Excavation and Onsite Treatment, Relocation and Capping for Soils/In Situ Groundwater Treatment and Monitoring. This alternative consists of the following: a) treating the soils on the site using aeration techniques and reusing treated soil on the site; b) soil with VOC levels that are too high to be treated will be hauled off to a licensed disposal facility; c) soils above cleanup levels for metals will be consolidated, covered and capped under paved roads, or landscaping; d) treatment of groundwater by injecting a substance that will cause the VOCs in the groundwater to break down into non toxic components. This is called enhanced reductive dechlorination (ERD). Groundwater will be monitored to make sure that the cleanup goals are met.

Alternative 4:

Excavation and Offsite Disposal for Soils and In-Situ Groundwater Treatment Monitoring. This alternative consists of digging up all of the contaminated soils and hauling them to a licensed disposal facility. It also includes treatment of groundwater using ERD followed by continuous monitoring until the cleanup goals are met.

Preferred Remedial Alternative:

The preferred alternative is Alternative 3. This alternative includes digging up and treating about 15,000 cubic yards of soil on the site. It will also include digging up and relocating then capping approximately 22,000 cubic yards of soil contaminated with metals. About 6,000 cubic yards of soil with VOCs will be disposed offsite to a permitted facility. Groundwater will be treated using ERD. Long term groundwater monitoring will follow after groundwater treatment. Land Use Controls (deed restrictions) will be imposed where impacted soil remains.

California Environmental Quality Act (CEQA)

A Draft Addendum to the Final Environmental Impact Report (EIR) has been prepared to address differences in the project description between the Final EIR and the draft RAP. The Final EIR did not discuss capping metal impacted soil under roadways or under 3 feet of clean soil. It also did not fully describe how a Land Use Covenant (LUC) would be applied. Based on its review DTSC has determined that these differences will not create any new significant impacts.

Public Involvement Opportunities

A Public Meeting is scheduled for **September 23, 2009 at 6:00 p.m. at:**

Visitacion Valley Middle School Auditorium
450 Raymond Street
San Francisco, California 94134

Parking is available off Visitacion avenue. At this meeting DTSC will provide you with information, answer questions, and accept comments on the draft RAP. A decision on the proposed draft RAP will not be made by DTSC until all comments received have been reviewed and considered.

For questions about the Public Meeting contact Wayne Hagen, DTSC Public Participation Specialist at (510) 540-3911, or via email at WHagen@dtsc.ca.gov

In addition, you may provide written comments on the draft RAP. Send your comments to:

Virginia Lasky
Project Manager
Department of Toxic Substances Control
700 Heinz Ave., Berkeley, CA 94710

Written comments must be postmarked no later than **October 13, 2009**.

Submit email comments to: VLasky@dtsc.ca.gov

Email comments must be received by 5:00 p.m. on **October 13, 2009**.

Future Activities

After the 30-day public comment period has ended, DTSC will review all comments received and make a final determination. Anyone who submitted a comment on the draft RAP will receive a DTSC “Response to Comments” document. This document provides all comments submitted during the public comment period and DTSC’s response to those comments. The Response to Comments will also be available for review at the locations listed under Information Repositories.

Information Repositories

The draft RAP and addendum to the final EIR can be reviewed at the following four locations:

SF Public Library
Visitacion Valley Branch
45 Leland Avenue
San Francisco, CA
(415) 337-4790

Visitacion Valley Community Center
50 Raymond Avenue
San Francisco, CA
(415) 467-6400

Brisbane Public Library
250 Visitacion Avenue
Brisbane, CA
(415) 460-2060

DTSC File Room
700 Heinz Avenue
Berkeley, CA
(510) 540-3800
Hours: M-F 8:00 a.m.-5:00 p.m.
(Please call for an appointment.)DTSC

Online at DTSC’s Envirostor Site Database

For the Schlage Lock site go to:

http://www.envirostor.dtsc.ca.gov/public/pro-file_report.asp?global_id=04990003

Once there, click on the “Activities” link and that will allow you to view the draft RAP.

For the Southern Pacific OU-1 Site go to:

http://www.envirostor.dtsc.ca.gov/public/pro-file_report.asp?global_id=41490037

Once there, click on the “Activities” link and that will allow you to view the draft RAP.

Questions?

For questions regarding the draft RAP or the project in general, please contact Virginia Lasky, DTSC Project Manager at (510) 540-3829, or via email at

VLasky@dtsc.ca.gov

For questions regarding public participation activities, please contact Wayne Hagen, DTSC Public Participation Specialist, at (510) 540-3911, or via email at

WHagen@dtsc.ca.gov

For questions from the media, please contact Claudia Loomis, DTSC Public Information Officer, at (916) 255-6578, or via email at

CLoomis@dtsc.ca.gov

Website Information

If you would like to learn more about the Department of Toxic Substances Control, you can visit us online at www.dtsc.ca.gov

Notice to the Hearing Impaired

You can obtain additional information by using the California State Relay Service at 1-888-877-5378 (TDD). Ask them to contact Virginia Lasky at (510) 540-3829.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Substancias Tóxicas. El número de teléfono es (510) 540-3842.