



Department of
Toxic Substances
Control



CalEPA
California Environmental
Protection Agency

Midway Village Bayshore Park Redevelopment
45 and 47 Midway Drive, Daly City
Remedial Action Plan (RAP) Amendment
Public Meeting
April 14, 2021

KIM WALSH, MPH, UNIT SUPERVISOR

ASHA SETTY, PUBLIC PARTICIPATION SPECIALIST

JULIE PETTIJOHN, MPH, CIH, BRANCH CHIEF

How to Participate

Questions can be submitted two ways:

1. Via the *Question and Answer (Q&A)* function
2. *Raise your Hand* function

By Phone: *9 if calling in, *6 to unmute

Overview



Welcome and introductions



DTSC overview and site remediation process



Project background and status



Proposed remediation plan



Next Steps



Public Input

Department of Toxic Substances Control Mission

The mission of DTSC is to protect California's people and the environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

DTSC

Site Mitigation and Restoration Program

Responsible for overseeing the evaluation and remediation of contaminated properties throughout the state of California

Roles and Responsibilities

DTSC

- Kim Walsh, Unit Chief/Project Manager
- Julie Pettijohn, Branch Chief
- Asha Setty, Public Participation Specialist
- Vivek Mathrani, PhD, Toxicologist
- Li Wang, PhD, Engineer
- Marikka Hughes, PG, Geologist

Owner/Proponent

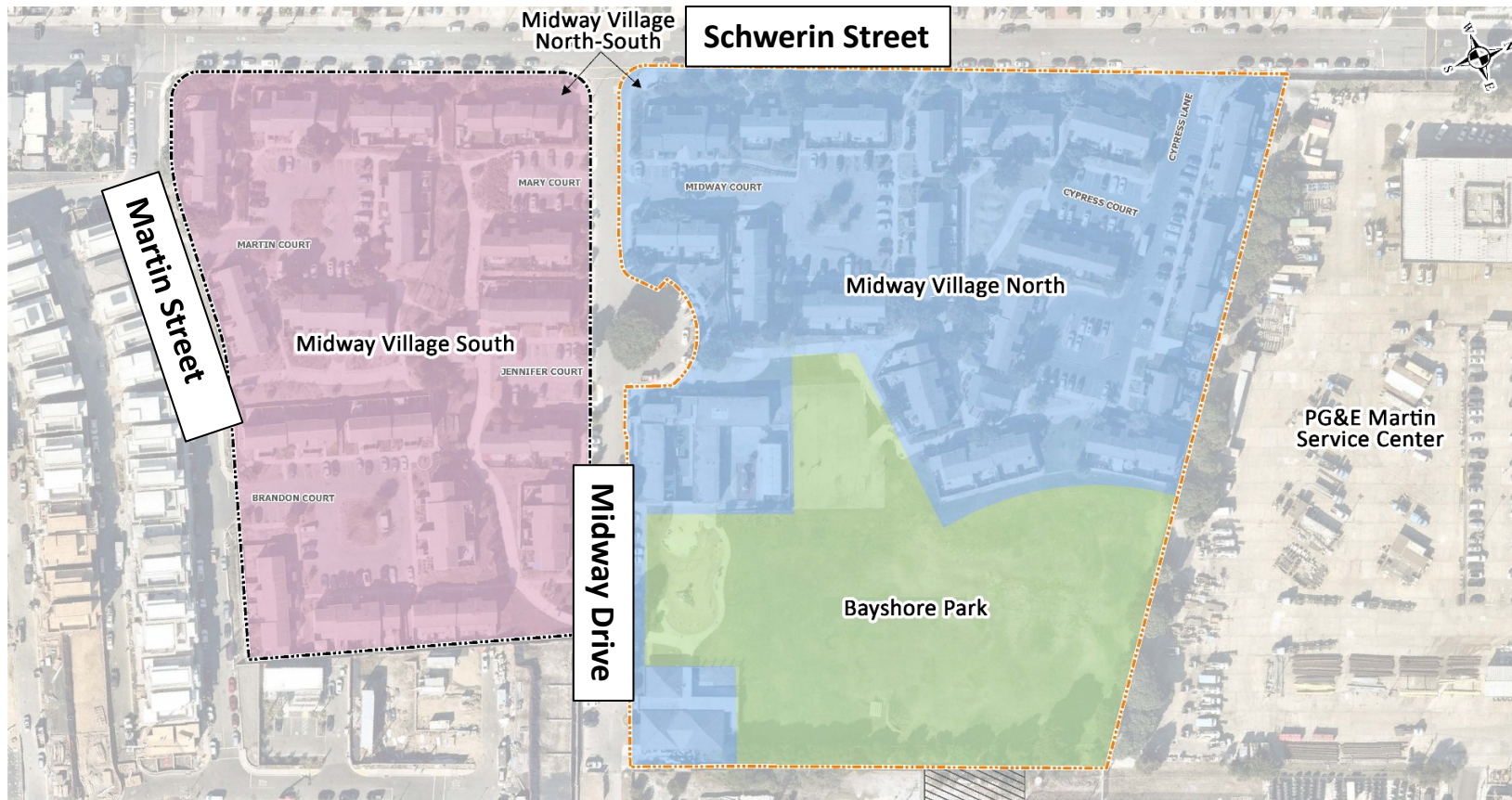
- Barbara (Babs) Deffenderfer, Housing Authority of the County of San Mateo (HACSM)
- Janet Stone, HACSM
- Ray Hodges, HACSM

Non-Profit Housing Developer

- Matt Lewis, MidPen Housing
- Abby Potluri, MidPen Housing

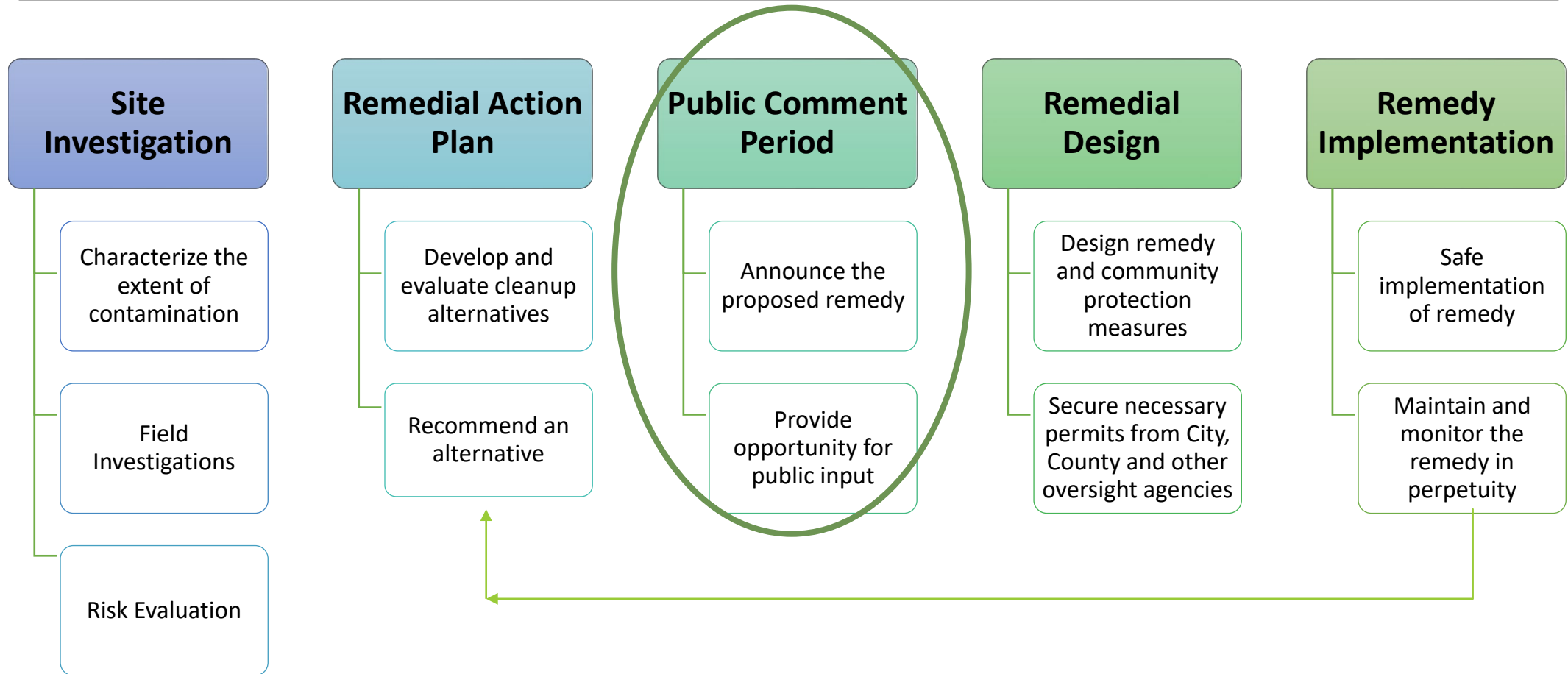
Consultants

- Langan Environmental (for HACSM/MidPen)
- Craig Communications (for HACSM/MidPen)



Site Location

Remediation Process



Current Conditions

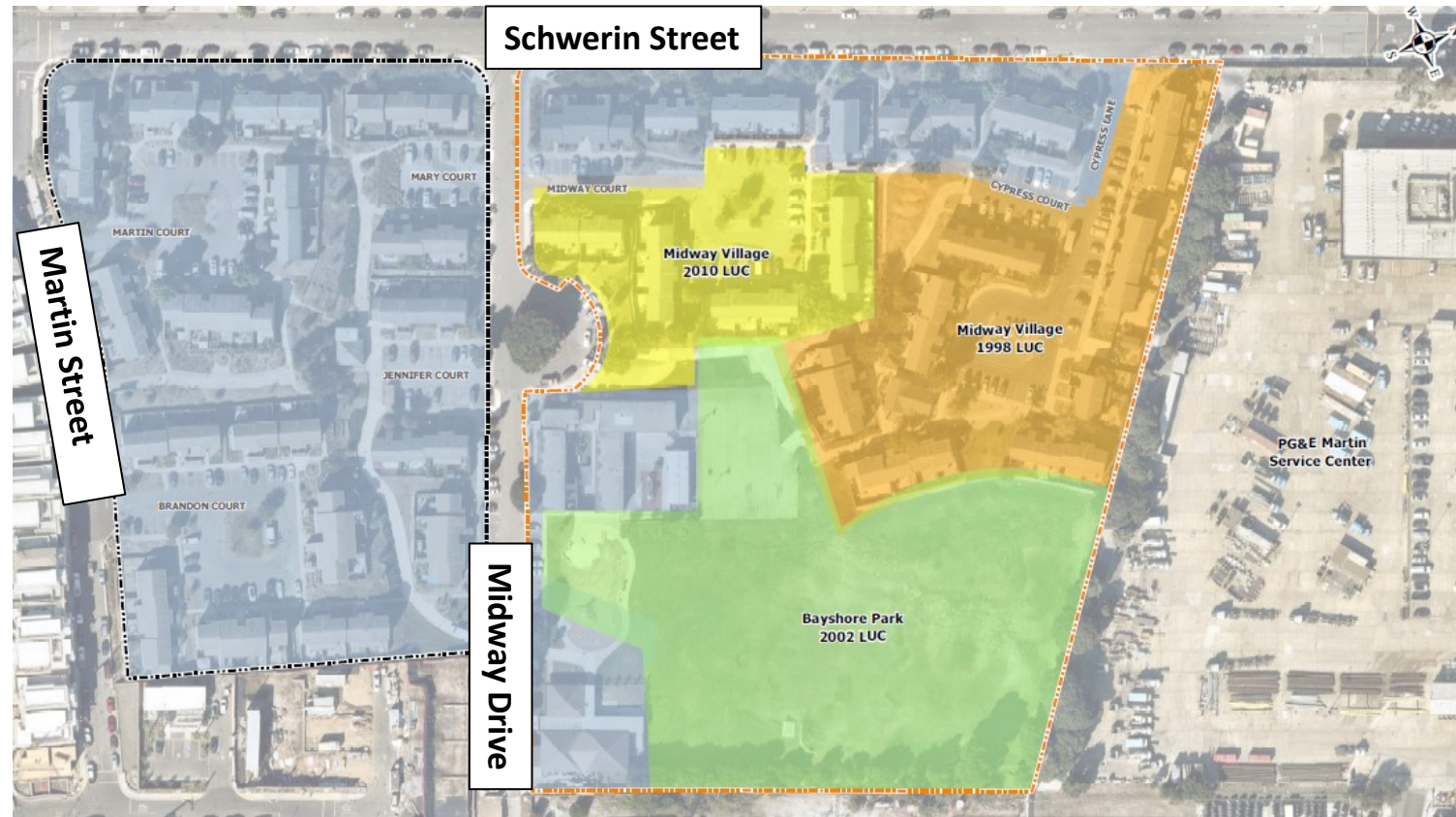
Midway Village and Bayshore Park are capped with clean soil or hardscape

Capped areas are inspected and maintained annually

Land use is restricted in contaminated areas

DTSC reviews remedy effectiveness every five years

Existing Land Use Covenants



Site Background and History

Date	Activity
1906 - 1913	Manufactured gas plant (MGP) operated at the adjacent property (PG&E Martin Service Center)
1944	Navy used about 20,000 cubic yards of soil contaminated with MGP waste to fill the Site. Navy constructed military housing.
1976	Navy housing demolished and Midway Village constructed
1977	Bayshore park constructed
1990s – early 2000s	DTSC removed 2 to 5 feet of contaminated soil in areas specified in remediation plans. Land use covenants (LUCs) were recorded to restrict land uses in certain areas.



Site Redevelopment Plan

Recent Investigations

DTSC required additional investigation to ensure public health and safety with the new development

- Sampled soil gas
- Soil gas samples found VOCs
- Sampled air below foundations and indoor air – soil and foundations are an effective barrier



Recent Investigations - Continued

DTSC required additional investigation to ensure public health and safety with the new development

- Human health risk assessment for future development scenario
- Risk assessment conclusion: Mitigation needed to prevent soil gas from entering future residences

Purpose of the Remedial Action Plan (RAP) Amendment

- RAP Amendment updates the previously-approved remediation plans to address soil gas
- Draft RAP Amendment
 - Establishes specific soil gas remedial action objectives
 - Identifies and evaluates alternatives
 - Proposes remedial alternative for public comment

Activity	Alt. 1	Alt. 2	Alt. 3	Alt. 4a	Alt. 4b
No action	✓				
Soil vapor extraction		✓			
Vapor mitigation systems		✓	✓	✓	✓
Focused excavation in soil gas area				✓	✓*
Land use controls and engineering controls (e.g., land use covenants, operation and maintenance)		✓	✓	✓	✓

Remedial Alternatives Considered

* Alternative 4b includes a smaller excavation area.

The National Contingency Plan's Nine Evaluation Criteria

Threshold Criteria

- Overall Protection of Human Health and the Environment
- Compliance with State and Federal Requirements

Primary Balancing Criteria

- Long-Term Effectiveness and Permanence
- Reduction of Toxicity, Mobility, and Volume through Treatment
- Short-Term Effectiveness
- Implementability
- Cost

Modifying Criteria

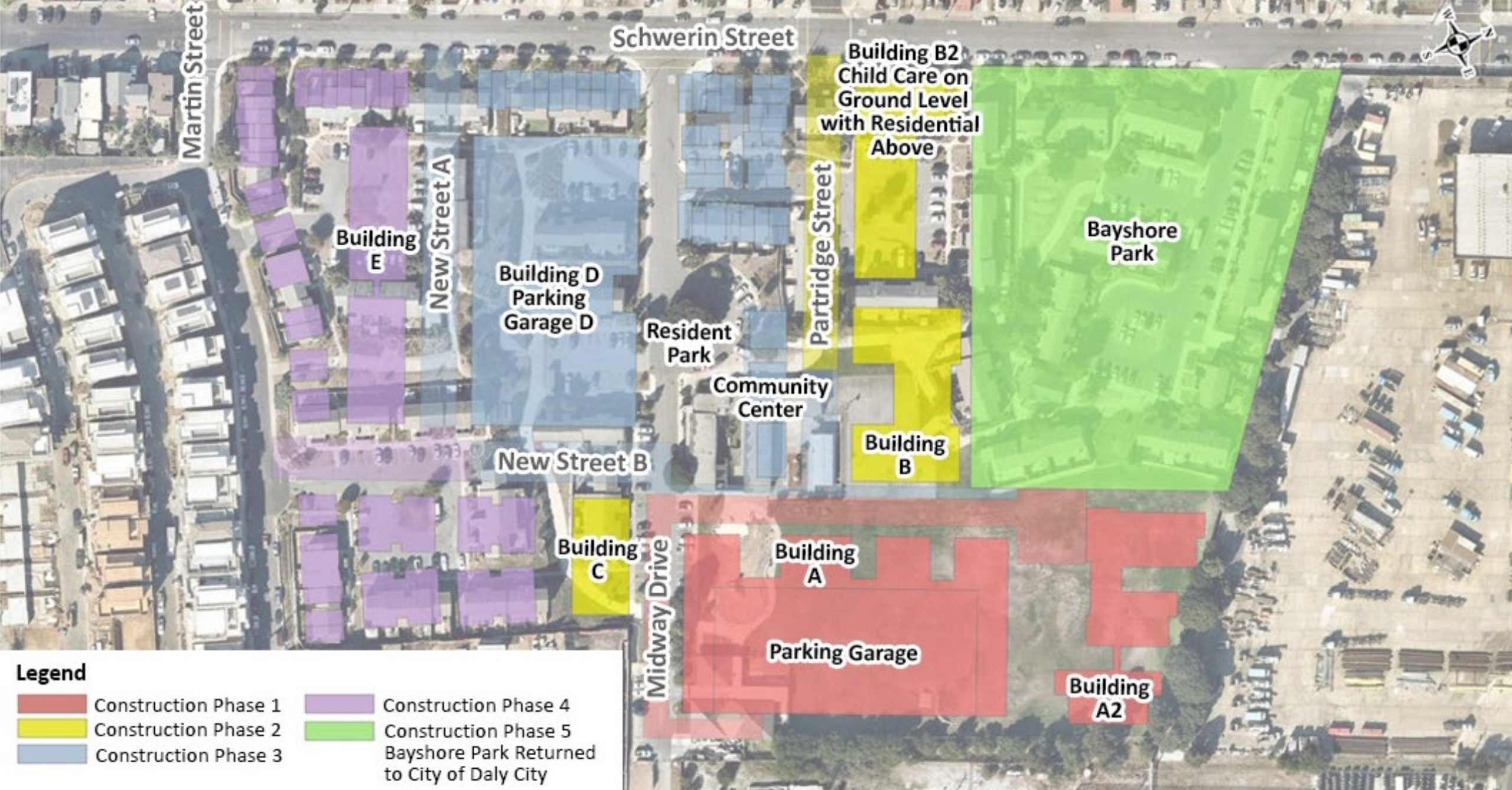
- Regulatory Agency Acceptance
- Community Acceptance

Activity	Alt. 1	Alt. 2	Alt. 3	Alt. 4a	Alt. 4b
No action	✓				
Soil vapor extraction		✓			
Vapor mitigation systems		✓	✓	✓	✓
Focused excavation in soil gas area				✓	✓
Land use controls and engineering controls (e.g., land use covenants, operation and maintenance)		✓	✓	✓	✓

Remedial Alternatives Considered

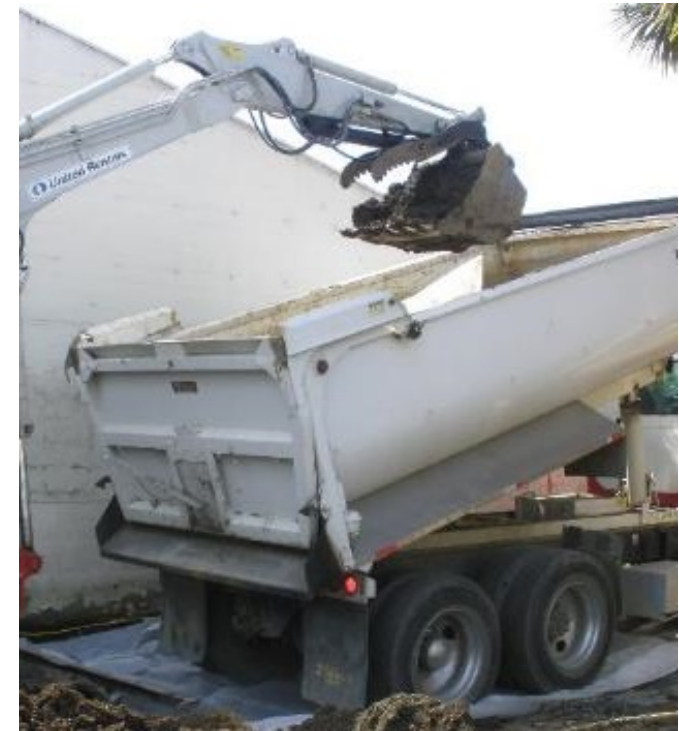
Alternative 3 - Proposed Remedy

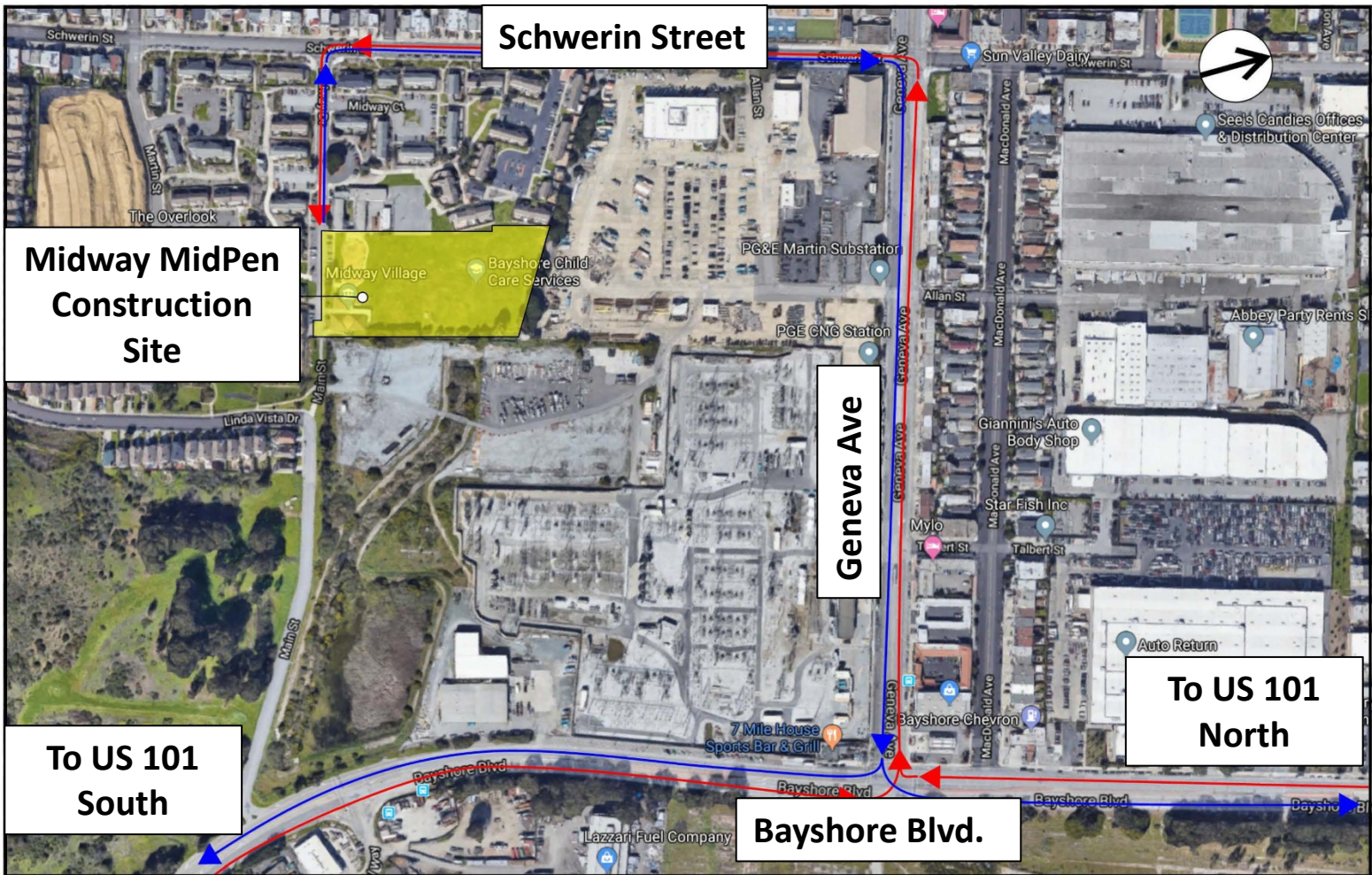
- **Cap removal/replacement:** Removing and replacing the current soil or concrete/asphalt caps
- **Vapor mitigation systems:** Installing vapor barriers/piping under proposed buildings north of Midway Drive
- **Land use covenants:** LUC variance application to allow cap removal/replacement and residential use. Recording new covenants with the County after construction is complete.
- **Monitoring and Maintenance:** Ongoing monitoring of the site caps and vapor mitigation systems and repairs as needed
- **Inspections:** Annual inspections/five-year reviews to evaluate remedy effectiveness in perpetuity



Soil Excavation/Import Estimates

- Excavation and disposal of soil contaminated with MGP waste
 - Phase 1: 176 truckloads
 - Phase 2: 9 truckloads
 - Phase 3: 5 truckloads
 - Phase 5 (future Bayshore Park): 5 truckloads
- Phase 1 and 2: import 1,050 truckloads of clean soil over four years
- Phases 3, 4 and 5: export 780 truckloads of clean soil from the site over two years





Truck Route

- At peak, average of 100 daily round trips to import/export soil at the site
- Maximum of 150 daily round trips
- Total of 195 truck trips with contaminated soil
- Trucks follow a City-approved route that limits traffic through local neighborhoods
- Flaggers present to manage vehicle and pedestrian traffic

Community Protection – Plans

- Community Air Monitoring Plan
- Health and Safety Plan
- Dust/Odor Control Plan
- Noise Monitoring Plan
- Traffic Control Plan
- Storm Water Pollution Prevention Plan
- Waste Management Plan
- Spill Response and Prevention Plan

Community Protection Measures



- Work areas fenced off with signage
- Dust and air monitoring upwind and downwind and along perimeter
- Noise monitoring along perimeter
- Water, foam and/or plastic sheeting used to control dust and odors
- Truck loads covered, tires cleaned, and trucks inspected prior to leaving site
- Flaggers on-site to manage vehicle and pedestrian traffic



Vapor Mitigation Systems



- Mitigation systems prevent vapors in soil from entering indoor air of proposed buildings
- Allows contaminants in soil gas to be vented into the atmosphere above the building where it naturally dissipates
- Engineered systems like these are common in new developments throughout the Bay Area
- Generally, consist of an engineered barrier beneath the foundation and vent piping

Communications

- DTSC Work Notice distributed prior to start of each phase of work
- DTSC Community Updates periodically
- Housing Authority and MidPen coordination with residents
- Briefings to interested parties
- Site signage with contact information

California Environmental Quality Act (CEQA)

- City of Daly City the lead agency under CEQA for the redevelopment
- Prepared a Sustainable Communities Environmental Assessment
 - Recommended mitigation measures that would substantially reduce or avoid potentially significant environmental impacts
- DTSC has done a CEQA analysis specific to the remediation project
 - Prepared a Statement of Findings and Notice of Determination
 - Necessary mitigation measures to control dust, traffic, and hazardous materials

Next Steps

- DTSC evaluates comments and considers making changes to the draft RAP Amendment
- DTSC prepares a Response to Comments document
- DTSC holds a separate public hearing on the request for a variance to change existing land use covenants (LUCs) to allow for development construction
- Approval of final RAP Amendment and LUC variance request

Proposed Construction Schedule

Activity*	Date
DTSC holds LUC variance public hearing	May 2021
DTSC sends out work notice	Prior to each phase of construction
Start of Phase 1 construction	Summer 2021
Completion of last phase of construction	Approximately 2027
<i>*Schedule may change due to weather, permitting and other factors</i>	

Public Comment Period

March 17 –
April 30, 2021

Project questions will be addressed at tonight's meeting.

Community members can also provide formal public comments via:

- Verbal comments during a portion of tonight's meeting
- Email
- Mail
- Phone call

Please send comments to:

Kim Walsh

DTSC Unit Supervisor

700 Heinz Avenue

Berkeley, CA 94710

916.251.8321

Kimberly.Walsh@dtsc.ca.gov

All comments received will be addressed in a Response to Comments document after the close of the comment period.

Information Repository

Midway Village Community Center

26 Cypress Lane

Daly City, CA 94014

Mondays, Wednesdays and Fridays

8 a.m. to 3 p.m.

650-489-8533

(COVID-19 protocols will be in place and a mask must be worn)

Online Access

www.envirostor.dtsc.ca.gov/public

Enter “**Midway Village**” and select from the drop-down menu

Click on the Community Involvement tab for documents to review

For More Information

Please contact DTSC staff if you need help accessing the documents or have any questions:

Kim Walsh
Unit Supervisor
916-251-8321
Kimberly.Walsh@dtsc.ca.gov

Asha Setty
Public Participation Specialist
510-540-3910
Toll -free: 866-495-5651
Asha.Setty@dtsc.ca.gov

Please contact MidPen or Housing Authority staff for more information about the redevelopment plans:

Matt Lewis
MidPen Senior Project Manager
650-339-6140
Mlewis@midpen-housing.org

Barbara (Babs) Deffenderfer
Housing Authority of the County of San Mateo
669-252-2317
bdeffenderfer@smchousing.org

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