

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT (Mark Johnson)
MEETING DATE: July 10, 2013

ITEM: 7

SUBJECT: **Pier 70 and PG&E Potrero, City and County of San Francisco – Status Report on Site Cleanup and Redevelopment**

DISCUSSION: This status report examines two significant Brownfield sites on San Francisco's bay shoreline immediately south of Mission Bay. One is the Port of San Francisco's Pier 70 site. The other, immediately to the south, is the former PG&E Potrero power plant. We will provide additional detail in the staff presentation.

Brownfields are properties that are vacant or under-utilized because of real or perceived contamination. Brownfield restoration provides both economic and environmental benefits and promotes infill development. The Board oversees a number of Brownfield sites in our region, and we update you periodically on the results of those efforts.

In San Francisco, the most significant Brownfield site for many years was the 300-acre Mission Bay site. But the Pier 70 and PG&E Potrero Brownfield sites, taken together, rival Mission Bay in terms of their potential benefits from cleanup and redevelopment. These two sites are located on the bay shoreline in an area sometimes referred to as Potrero Point (see Appendix A, location map). Historically, much of this shoreline was created by bay fill and was dominated by industrial operations. The decline of those operations provides an opportunity for cleanup and redevelopment.

Pier 70 – This 64-acre site has been used since the 1850s for ship building and repair. Only a portion of the site remains an active ship repair facility, although many buildings on the remainder of the site have historical significance. The site is currently owned by the Port of San Francisco. The Port has prepared a Master Plan for Pier 70 redevelopment that calls for preserving historic structures, creating new shoreline open space, and developing other areas with mixed uses. Site contaminants include metals, petroleum, polycyclic aromatic hydrocarbons (PAHs), and polychlorinated biphenols (PCBs). Site contamination is mostly restricted to upland soils, although past uses have also caused bay sediments in one area to be contaminated with PCBs. The cleanup plan for the upland portion of the site focuses on managing contaminants in place, with durable covers such as buildings and pavement. The cleanup plan for bay sediment contamination is still under preparation.

Former PG&E Potrero power plant – This 34-acre site housed a manufactured gas plant (1870s to 1930s) and later a conventional power plant (1910s to 2011) and related activities such as electrical switchyards and construction/staging areas. The power plant was permanently shut down in March 2011 following the completion of the Trans Bay Cable project, which allowed power generated in Pittsburg to be transferred across the bay to San Francisco. The City is now encouraging the current owner, NRG Energy, to propose site redevelopment for this shoreline location. Site contaminants include metals, petroleum, and PAHs. Most contamination is restricted to upland soils, although PAHs (from the manufactured gas plant operations) have also impacted nearby bay sediments. Cleanup activities are complete in some upland areas and in progress in other upland areas. Investigation of the sediment contamination is nearly complete, and a cleanup plan will follow afterward.

Board staff in the Toxics Cleanup Division oversee investigation and cleanup at both sites. The landowners are motivated to perform cleanup in order to accommodate proposed redevelopment, so we have so far relied on directive letters in place of cleanup orders. We provide opportunities for public comment through fact sheets and community meetings. We are also coordinating with several other public agencies on sediment investigation and cleanup, including the California Department of Fish and Wildlife, the Bay Conservation and Development Commission, U.S. EPA, the National Marine Fisheries Service, and the U.S. Army Corps of Engineers. When completed, the cleanups will be fully protective of human health and the environment.

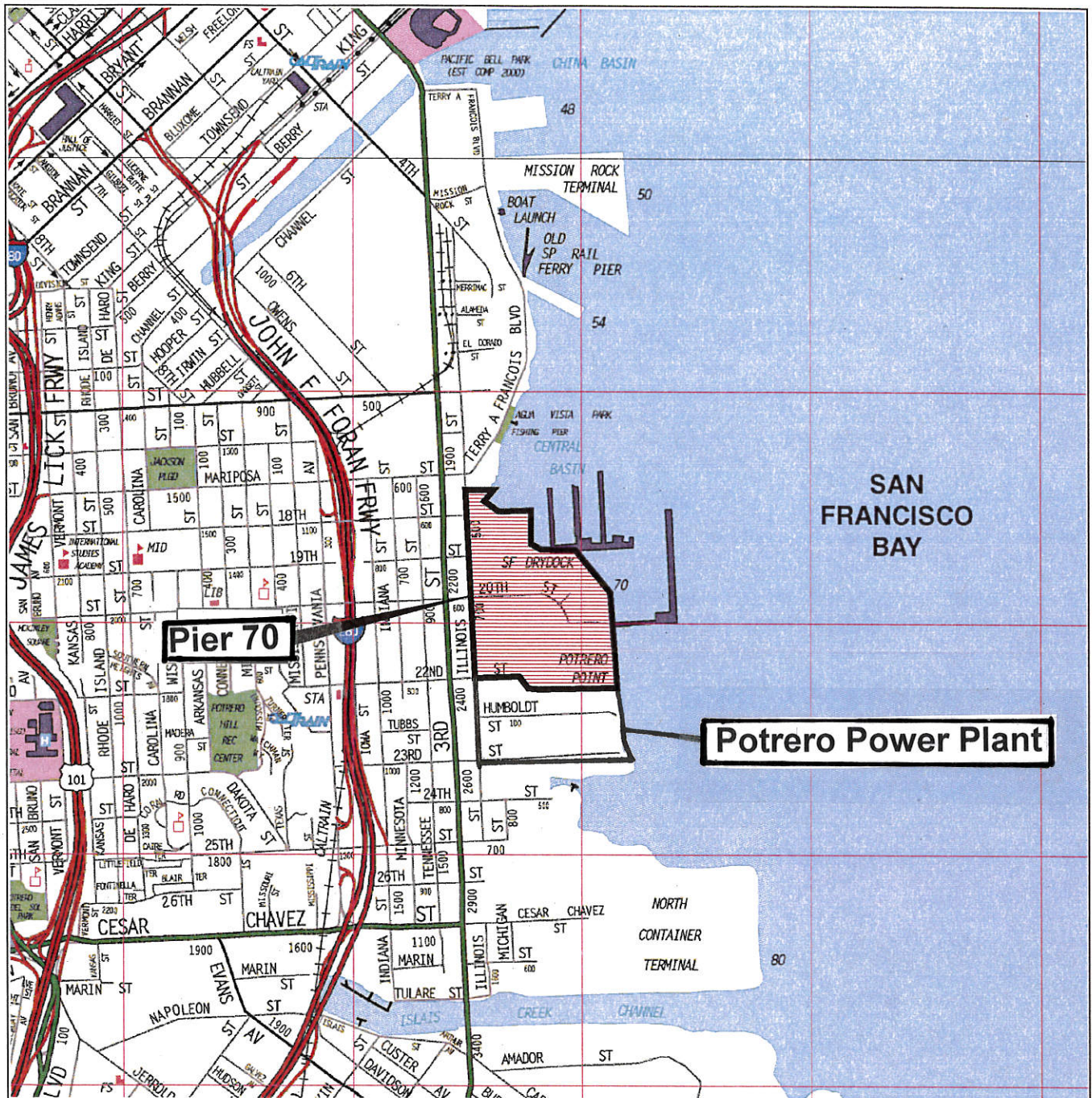
In conclusion, the restoration of these two Brownfield sites provides an opportunity for significant environmental and economic benefits and will improve water quality in this area. In particular, the cleanup of PCBs in Pier 70's bay sediments will further the goals of this Board's total maximum daily load (TMDL) for PCBs in San Francisco Bay.

**RECOMMEN-
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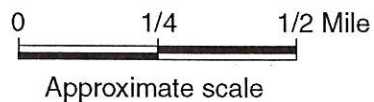
This is an information item only and no action is necessary

File No. 38S0058 (Pier 70) and 38S0038 (PG&E Potrero)

Appendix A: Location Map



Base map: The Thomas Guide
 San Francisco County
 1999



PIER 70 ENVIRONMENTAL SITE INVESTIGATION
 San Francisco, California

SITE LOCATION MAP

Treadwell & Rollo

Date 06/11/09	Project No. 4963.01	Figure 1
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