

Midway Village/Bayshore Park Fact Sheet



Project Update

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



California
Environmental
Protection Agency



INTRODUCTION

The Department of Toxic Substances Control (DTSC) is sending this fact sheet to the Midway Village and Bayshore Park community to let them know that:

- The results of the indoor/outdoor air sampling, conducted in June 2002 at 5 residences, the Midway Village Housing Office and 3 schools, are available in the information repositories and are summarized on page 2 of this fact sheet. DTSC considers the levels found to be safe for human health and the environment.
- All of the activities required in the approved cleanup plans for these sites are now done. These remedial activities are summarized beginning on page 2 of this fact sheet.

The Midway Village and Bayshore Park sites are located near the intersection of Schwerin Street and Midway Drive in Daly City. Detailed information can be found in the *Midway Village/Bayshore Park Removal Action Completion Report, Daly City, California*, dated September 5, 2002, and the *Indoor Environmental Inspection for the Midway Village Located in Daly City, CA*, dated September 5, 2002. These reports and other site related documents may be viewed at the information repositories listed on the back page of this fact sheet.

*** Some terms used in this fact sheet have been defined in the glossary on page 4. Terms found in the glossary are shown in bold.**

Community Resources

DTSC contacts and information repositories are on the last page of this fact sheet. The following web-pages and phone numbers may be of interest to the community.

U.S. Environmental Protection

Agency: Indoor Air Quality
Information Clearinghouse
<http://www.epa.gov/iaq>
Telephone: (800) 438-4318

Agency for Toxic Substances and Disease Registry (ATSDR)

Bill Nelson: (415) 744-2194
Dr. Gwen Ing: (415) 744-2193

California Department of Health

Services: Environmental Health
Investigations Branch
<http://www.dhs.ca.gov/org/ps/deodc/ehib/index.htm>
Telephone: (510) 450-3818

Indoor Air Quality Section

<http://www.cal-iaq.org>
Telephone: (510) 540-2476

San Mateo County Health Services

Dr. Scott Morrow: (650) 573-2519
Environmental Health: (650) 363-4305
Public Health: (650) 573-2715

Housing Authority of the County of San Mateo

Telephone: (415) 467-4240

AIR MONITORING/ MOLD INSPECTION

Between June 17 and June 22, 2002 air sampling was done for **polycyclic aromatic hydrocarbons (PAHs)** to verify that harmful levels of PAHs were not in the buildings. This included:

- Indoor and outdoor air sampling at five residential units, the Midway Village Office and three schools located on/near the Midway Village site.
- The samples were analyzed for all known PAHs and the results were compared to two California Air Resources Board (Air Board) funded studies of PAHs done in 1989 and 1993 and to the 2002 U.S. EPA (United States, Environmental Protection Agency), Region IX, **Preliminary Remedial Goals** (screening levels) for air.

In addition, visual inspections of five residential units at Midway Village for signs of fungal growth on indoor surfaces were conducted. Where fungal growth was found, samples were collected and analyzed under a microscope.

Air Monitoring Results

The primary conclusions from the results for Midway Village and the nearby schools are:

- All concentrations of PAHs found in both indoor and outdoor air were at or below the mean concentrations found in the Air Board's studies.
- All concentrations were also well below the U.S. EPA screening levels.

- In most locations, indoor concentrations of some non-carcinogenic PAHs were significantly higher indoors than outdoors, but still below the mean concentrations found in the Air Board's studies (could be from furnaces or paints or other finishes).

Fungal Growth Survey Results

The primary conclusions we can draw from the results are:

- Moisture staining/water damage was observed in 4 of the 5 residential units inspected.
- Visible fungal growth was observed in 3 of the 5 units.
- No *Stachybotrys chartarum* (commonly known as "toxic black mold") was observed, however, other types of mold were found in areas such as on the window frames or in the cabinet under the kitchen sink.

The results of the fungal growth survey have been provided to the Housing Authority of San Mateo County for their information and any follow-up.

CLEAN UP ACTIVITIES

New cleanup levels for both the Midway Village and Bayshore Park sites were approved in July 2001. (See site history)

To meet these new cleanup levels, the following activities were conducted between August 14, 2001 and June 30, 2002:

- In each area where contamination above the new cleanup levels was found in the top two feet, soil was removed and replaced with clean fill.

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SITE HISTORY

The Midway Village Housing Complex is a multi-family, housing complex owned and operated by the San Mateo County Housing Authority.

Bayshore Park is a 3.8-acre park owned and maintained by the City of Daly City.

From approximately 1906 to 1916 a manufactured gas plant operated on the adjacent Pacific Gas and Electric Company, Martin Service Center Site (PG&E Site).

Residues containing **polycyclic aromatic hydrocarbons (PAHs)** are found on the PG&E Site.

In 1944, the federal government purchased parts of the PG&E Site to build Navy housing. When the land for housing was graded, contaminated soils were moved onto low-lying areas to use as fill material.

In 1976, the Navy housing was demolished and the Midway Village Housing Complex was built.

In 1977, Daly City created Bayshore Park next to Midway Village.

In 1990, DTSC was informed of the contamination in the soil -- in and around-- Midway Village and Bayshore Park.

In 1993, DTSC approved a cleanup plan called a **Remedial Action Plan (RAP)**, for Midway Village that required soil removal and capping of the site with two feet of clean soil, concrete patios, asphalt, or walkways. In 1994, this work was completed.

In 1998, DTSC approved a clean up plan called a **Removal Action Workplan (RAW)** for Bayshore Park that required soil removal and capping of the site with two feet of clean soil.

In June 2000, as a result of community input and in consultation with U.S. EPA, DTSC collected soil samples from locations across the Midway Village Housing Complex and in the southern portion of Bayshore Park to evaluate whether surface soils to a depth of 2 feet contained carcinogenic PAHs above a screening level of 0.62 parts-per-million (ppm). This screening level was based upon **benzo(a)pyrene equivalents**.

In June 2001, DTSC requested public comment on changes it was proposing to the two cleanup plans. These **Explanations of Significant Differences (ESDs)** were approved by DTSC in July 2001 and changed the cleanup levels at both sites to 0.9 ppm benzo(a)pyrene equivalents and increased the thickness of the soil cap in Midway Village from two feet to five feet (where feasible, based on the location of underground utilities) in the areas where contaminants had been found at depth.

GLOSSARY OF TERMS

BENZO(A)PYRENE EQUIVALENTS:

Each carcinogenic PAH is assigned a benzo(a)pyrene equivalency factor based upon its potential toxicity when compared to benzo(a)pyrene. (This is considered the most carcinogenic of the PAHs). These numbers are then added to calculate the total benzo(a)pyrene equivalent value.

CALIFORNIA AIR RESOURCES BOARD (CARB or the Air Board):

A board within the California Environmental Protection Agency, which oversees the reduction of air pollutants.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The California law that establishes a framework for policy decisions regarding actions that may have significant effects on the environment. All state and local agencies are required to comply with CEQA prior to taking discretionary actions.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC):

A department within the California Environmental Protection Agency, which oversees the investigation and remediation of sites like the Midway Village and Bayshore Park sites.

EXPLANATION OF SIGNIFICANT DIFFERENCES (ESD):

A document or fact sheet which describes when differences in the scope, performance, or cost of a remedy adopted by the RAP or RAW (see below) occur, but do not fundamentally alter the remedy selected.

POLYCYCLIC AROMATIC HYDROCARBONS (PAHs):

Chemical compounds formed when organic materials such as coal, oil, fuel, or even foods are not completely burned. PAHs are found in lampblack, a by-product of the historical gas manufacturing process. Lampblack itself is often used as a coloring agent in ink and paints. PAHs are also found in a wide variety of other materials, including diesel exhaust, roofing tars, asphalt, fireplace smoke and soot, petroleum products, and some shampoos. Some PAHs are suspected of causing cancer in humans. Other PAHs may cause other health effects if people are exposed to relatively high concentrations of the chemicals. PAHs tend to move slowly in the environment because they stick to soil and do not easily dissolve in water.

PRELIMINARY REMEDIAL GOALS (PRGs):

PRGs are tools for evaluating and cleaning up contaminated sites. They are risk-based concentrations that are intended to assist risk assessors and others in initial screening-level evaluations of environmental measurements.

REMEDIAL ACTION PLAN (RAP):

A plan approved by DTSC that outlines a specific program leading to the remediation of a contaminated site. Once the Draft Remedial Action Plan is prepared, a public meeting is held and comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been responded to in writing, the DTSC modifies the Remedial Action Plan as appropriate in response to the comments received and approves the final remedy for the site (the Final Remedial Action Plan).

REMOVAL ACTION WORKPLAN (RAW):

A workplan prepared or approved by DTSC which is developed to carry out a non-emergency removal action or a remedial action which is projected to cost less than \$1,000,000. Once the Draft Removal Action Workplan is prepared, a public meeting is held and comments from the public are solicited for a period of no less than 30 days. After the public comment period has ended and public comments have been responded to in writing, the DTSC modifies the Removal Action Workplan as appropriate in response to the comments received and approves the removal action or final remedy for the site (the Final Removal Action Workplan).

- Some areas within Midway Village were excavated to five feet, if contaminants had been found at depth in the area.
- All areas in Bayshore Park were excavated to two feet.
- The contaminated soil was disposed at an appropriate off-site disposal facility.

The following chart shows how much soil was removed in each area to meet the new cleanup levels.

Excavation Area	Estimated Volume of Excavated Soil (cubic yards)
Building 22	469
Building 23	1,008
Building 24	242
Building 28/29	110
Building 31/32	612
Building 33/34	420
Building 34/35	122
Bayshore Park	12,261
Total	15,244

- In Midway Village, soil remaining in place was sampled to determine what levels of PAHs were still in soil and to determine if additional removal of soil was necessary.
- Materials to be used as backfill were sampled to make sure they did not contain elevated chemical concentrations.
- Landscaping and irrigation were replaced.
- Fences, walls and small backyard patios that had been removed as part of the field activities were restored. The patios now cover the entire backyard areas.
- The chain-link fence around the Daycare Center was replaced with a concrete block retaining wall topped by a 6-foot high chain link fence.
- Several new storm water drains were installed to help drainage in the Park.

- Cypress Lane and Cypress Court were repaved. The walkway between Midway Drive and Linda Vista Drive was also paved.
- Removable traffic barriers were installed near the ends of the walkway to control traffic.
- A new playground was installed near the Midway Village Housing Office.
- A new baseball field backstop was installed and the original bleachers were reinstalled.
- An expanded basketball court was constructed.
- Units near the excavations were cleaned by a professional cleaning service.
- Expansion joints in the capped patios along Cypress Lane and Cypress Court were cleaned and resealed.
- Three groundwater-monitoring wells and one deep artesian well were abandoned. One monitoring well was located between Buildings 33 and 34, one was located in the northeast corner of Bayshore Park, and one was located adjacent to Building 19. The deep artesian well was located in the northeast corner of the park.

CERTIFICATION

Deed restrictions have been recorded on all areas of Midway Village and Bayshore Park where contamination remains in place. The property owners are responsible for maintaining the soil, asphalt or concrete caps. The capped areas will be inspected regularly. DTSC intends to certify that all remedial actions have been completed at the Midway Village and Bayshore Park sites.

Anuncio

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

For More Information

If you would like more information about these projects, please call: Karen Toth, DTSC Unit Chief, at (510) 540-3834 or Rachelle Maricq, DTSC Public Participation Specialist, at (510) 540-3910. For media inquiries, call Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732. Additional information about these sites can be found at the DTSC website: <http://www.dtsc.ca.gov>.

Information Repositories: The *Midway Village/Bayshore Park Removal Action Completion Report*, the *Indoor Environmental Inspection for the Midway Village*, and other site related documents are available for public review at the following locations:

Midway Village Housing Office
47 Midway Drive
Daly City, California 94014
(415) 467-4240

Daly City Public Library
2960 Geneva Avenue
Daly City, California 94014
(415) 991-8074

Brisbane Public Library
250 Visitacion Avenue
Brisbane, California 94005
(415) 467-2060

DTSC File Room
700 Heinz Avenue
Berkeley, California 94710
(510) 540-3800 (please call for appointment)

The full administrative record is available at the DTSC location in Berkeley listed above.

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach Rachelle Maricq at (510) 540-3910.

Rachelle Maricq
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, California 94710-2721