

INFORMATIONAL MEMORANDUM

TO: Agency Commissioners

FROM: Fred Blackwell, Executive Director

SUBJECT: Update on the Site Remediation Activities and Community Outreach Process for the Schlage Lock Facility; Visitacion Valley Redevelopment Project Area.

EXECUTIVE SUMMARY

The purpose of this memorandum is to provide information on the site remediation and community outreach activities for the clean-up of the former Schlage Lock facility located within the Visitacion Valley Redevelopment Project Area.

On April 28, 2009, the San Francisco Board of Supervisors adopted the Visitacion Valley Redevelopment Plan ("Redevelopment Plan") (Ordinance No. 70-09), following several years of collaborative community planning by the San Francisco Redevelopment Agency and the Planning Department on a Visitacion Valley revitalization program. Since 2006, Agency staff has conducted numerous community workshops and attended monthly meetings with the Visitacion Valley Citizens Advisory Committee ("CAC") and other stakeholders to receive input on the Redevelopment Plan, the Environmental Impact Report ("EIR") and Visitacion Valley/Schlage Lock Design for Development.

An initial step in implementing the Redevelopment Plan is the preparation of the Schlage Lock Site for development, specifically the demolition of existing vacant buildings and remediation of hazardous materials with oversight from the Department of Toxic and Substances Control ("DTSC"). Asbestos abatement of the Schlage Lock buildings began in December 2008 followed by vertical demolition in March 2009. All of the former Schlage Lock buildings on the site have been removed, except for the historic office building. With the exception of the building foundations, all demolition work was completed in October 2009. On November 16, 2009, the Final Remediation Action Plan ("RAP") and an Addendum to the EIR for the Schlage Lock Site was approved by DTSC following a 30-day comment period.

The Agency, DTSC, and the property owner Universal Paragon Corporation ("UPC"), and its site remediation contractors, Brownfield Partners ("BP") and MACTEC have conducted extensive public outreach regarding the demolition and remediation efforts.

BACKGROUND

The Visitacion Valley Redevelopment Project Area (“Project Area”) is a 46-acre area, comprised of approximately 124 parcels in the Visitacion Valley neighborhood in the southeastern corner of the City. The focal point of the Project Area is the vacant, former Schlage Lock manufacturing facility on Bayshore Boulevard and the adjoining largely vacant former Southern Pacific Railyard properties. This area is collectively referred to as the “Schlage Lock Site”. The contaminated land has remained underutilized since the closure of the Schlage Lock facility in 1999.

DTSC is the Responsible Agency for environmental investigation and cleanup activities. Environmental investigations have been conducted by DTSC on the Schlage Lock Site since 1982. The soil and groundwater on the Schlage Lock Site and some of the surrounding land contain hazardous materials resulting from the former industrial operations on the site. In July 2006, DTSC issued a clean-up order requiring the property owner to initiate a RAP. The RAP describes a proposed plan for clean-up, and establishes goals that will protect the public from human exposure and environmental risk of harmful contaminants. The RAP must identify the preferred alternative for a remedial action and explain the reasons for the preference, and describe the other remedial alternatives considered.

Prior to the completion of the RAP, MACTEC and BP began preparation of the Schlage Lock Site for remediation activities by removing all of the hazardous materials from the buildings. MACTEC also established an air monitoring program that was approved by the San Francisco Department of Public Health. As part of the air monitoring program, BP and MACTEC tested the air for dust and asbestos during the course of demolition, and will continue to expand the testing to volatile organic chemicals before the building foundations are removed in December 2009.

DTSC released a Draft RAP for a 30-day public review on September 10, 2009. DTSC noted some minor discrepancies between the detailed remedy descriptions provided in the Visitacion Valley EIR and the Draft RAP document. DTSC, as the Responsible Agency for the approval of the RAP, prepared a Draft Addendum (see Attachment 2) to the FEIR in order to provide clarification of these changes. The Draft Addendum addresses differences in the remediation description between the Final EIR and the Draft RAP. DTSC has determined that these differences will not create any new significant impacts, or otherwise change the EIR analysis.

In November of this year, the Final RAP and the Addendum to the EIR was approved by DTSC. The property owner and its contractors can now remove building foundations and begin soil and groundwater treatment. Agency staff continues to work closely with DTSC, UPC, and its contractors on the Remedial Design Implementation Plan, which outlines the timeline and logistics for preferred remedial actions identified in the Final RAP for soil and groundwater. Depending upon the success of the groundwater and soil treatments, physical remediation activities are expected to be completed within 24-36 months.

COMMUNITY PLANNING AND NOTIFICATION PROCESS

Over the past several years, the creation and adoption of the Redevelopment Plan and other plan related documents such as the EIR and Design for Development involved extensive community involvement. Since 2005, Staff and UPC have engaged the Visitacion Valley community through public notices, monthly CAC meetings, workshops, presentation to local Community Based Organizations and newspaper articles. See Attachment 2 for a detailed list of Notification Activities related to Plan Adoption and the EIR.

Demolition and Remediation Outreach

The first step in the revitalization of the Project Area is the demolition and remediation of the former Schlage Lock Site. DTSC in conjunction with UPC's remediation contractors, MACTEC and BP have taken the lead in community outreach and education on asbestos abatement, demolition and remediation activities. BP and MACTEC have presented regular updates on the remediation strategy and timeline to the CAC and Brisbane Baylands Community Advisory Group ("CAG").

In addition to monthly updates, BP and MACTEC provided notification by mail and flyers to neighboring residents and the greater Visitacion Valley community regarding the asbestos abatement, demolition and remediation planning activities. BP also provided phone numbers for the on-site demolition manager and management staff to address any urgent community concerns regarding dust or construction debris. Prior to demolition work, UPC and BP worked with the Visitacion Valley Green Stewards and Visitacion Valley Planning Alliance ("VVPA") to distribute door-to-door flyers to provide timely and meaningful information on the project status and site conditions during demolition. (See Attachment 3 for a list of public notification activities related to demolition and remediation.)

In April 2009, DTSC prepared a Public Participation Plan ("PPP") to document community interest, views and concerns related to environmental investigation and clean-up activities and to identify specific public participation activities needed in order to facilitate community involvement in DTSC's planning for the site. To inform the PPP, in the spring of 2008, DTSC conducted a Visitacion Valley community survey, followed by 22 community interviews in winter 2008 with various members of the Visitacion Valley and Brisbane communities.

During the Draft RAP public comment period, copies of the Draft RAP were made available at the Visitacion Valley Public Library, the Visitacion Valley Community Center, Visitacion Valley Community Development Center, Brisbane City Hall and the Brisbane Public Library. Public notices about the Draft RAP were published in the San Francisco Examiner (in English) and the Sing Tao (in Chinese) on September 10, 2009, and the El Bohemio (in Spanish) on September 11, 2009. A one-page Fact Sheet in all three languages was also mailed to nearly 3,500 addresses in the Visitacion Valley area,

Daly City, and Brisbane on September 10, 2009. Additional multi-lingual copies of the Fact Sheet were made available to the public at the Leland Street Fair on September 27, 2009.

Public presentations on the Draft RAP were given to the CAC on September 8, 2009, the VVPA on September 12, 2009, and the Brisbane Baylands CAG on September 15, 2009. At each of these presentations, DTSC and Brownfield Partners stated that they were available to give information to any other groups that were interested. An official DTSC public hearing was held at the Visitacion Valley Middle School on September 23, 2009 at which translators for Spanish and Chinese languages were available. In all printed material and presentations, DTSC has included instructions for finding the Draft RAP online at their Envirostor website at <http://www.envirostor.dtsc.ca.gov/>.

After review and consideration of the public comments, DTSC made minor changes to the RAP. On November 16, 2009, DTSC certified that the final RAP dated November 4, 2009 satisfactorily addressed all applicable state and federal and statutes and regulations.

Originated by Lila Hussain, Associate Planner

Fred Blackwell
Executive Director

[Attachment 1: DTSC EIR Addendum](#)

Attachment 2: EIR and Redevelopment Plan Notification Activities (see below)

Attachment 3: Demolition and Remediation Notification Activities (see below)

Attachment 2

Environmental Impact Report and Redevelopment Plan Notification Activities

Subject	Dates or Timeframes	Forum/Format	Extent of Outreach	Language(s)
Notice of Hearings on Draft EIR	6-3-08	Flyer/Newspaper Ad	CAC meetings, newspaper ad, mail to addresses within a 300 ft radius	English and Chinese
Draft EIR	6-26-08	Planning Commission Public Hearing	Newspaper, website and CAC meeting notice	English
Draft EIR	7-1-08	Redevelopment Commission Public Hearing	Newspaper notice, mailed notices in English and Chinese	English and Chinese
Redevelopment Plan and EIR	9-14-08	Leland Avenue Street Fair	CAC Meeting, VVBOOM mailing and email list	English, Chinese
Redevelopment Plan	12-9-08	Community Meeting VVDC	VVDC outreach list and VVCAC email list	English
Redevelopment Plan	12-10-08	VVBOOM Community Meeting	VVBOOM mailing and email list	English
Redevelopment Plan	12-13-08	Visitacion Valley Planning Alliance Community Meeting	VVPA and CAC list	English
Visitacion Valley EIR Certification	12-16-08	Redevelopment Commission Public Hearing	Mailed to the CAC mailing list, website and flyers	English and Chinese
Visitacion Valley EIR Certification	12-18-08	Planning Commission	Newspaper ad, CAC meeting and website	English
Redevelopment Plan	1-6-08	1 st Redevelopment Commission Public Hearing	Newspaper ad in The San Francisco Chronicle for 4 consecutive weeks starting on Dec. 5 th , mailed postcards to residents within a 300 ft radius, Dunn and Bradstreet business listing and Assessor's list of property owners within the project area, and CAC mailing list. Mailed postcards to over 12,000 residents within 94134 zipcode.	English and Chinese

Redevelopment Plan	2-3-09	2 nd Redevelopment Commission Hearing	Bi-lingual notices were mailed to Dunn and Bradstreet business listings and Assessor's list of property owners within the project area, the CAC mailing list and website	English and Chinese
Redevelopment Plan	3-30-09	Board of Supervisors Land Use and Economic Development Committee Public Hearing	Email to CAC list and website	English (Chinese translator present)
Redevelopment Plan	4-14-09	Board of Supervisors Public Hearing	Newspaper ad in the SF Examiner on March 24, bi-lingual mailings to CAC mailing list	English and Chinese
Redevelopment Plan	4-28-09	Board of Supervisors 2 nd Public Hearing	Newspaper ad in the Examiner	English

Attachment 3

Demolition and Remediation Notification Activities

Subject	Dates or Timeframes	Forum/Format	Extent of Outreach	Language
DTSC Community Survey	Spring 2008	Community Surveys	3,500 mailed, 130 returned	English
RAP Interim Fact Sheet	8-1-08	Fact Sheet Flyer	Door-to-door drop off by Visitacion Valley Green Stewards; mailed Fact Sheet to 3460 Visitacion Valley residents and stakeholders.	English, Chinese and Spanish
Demolition Update	8-9-08	VVPA Presentation	VVPA notice list	English
DTSC Remediation Presentation	9-9-08	CAC Public Presentation	CAC meeting notification	English (with translators available)
Demolition and Remediation Information Session	10-27-08	Little Hollywood Community Group	Little Hollywood Email List	English
DTSC Community Interviews	Winter 2008	Community Interviews	Phone and in-person interviews	English
Demolition	12-1-08	Flyer	Flyers distributed at VVPA	English

Advanced Notice of Demolition			and CAC Meetings; door-to-door drop off by Visitacion Valley Green Stewards;	
DBI Notice of Demolition Application	12-04-08	Mailed notice	Property owners within 300 feet of the Schlage Lock site received an official notice in the mail from the Department of Building Inspection (DBI)	English
Schlage Demolition Community Event	2-21-09	Public event with info table on remediation, planning, demolition. Approximately 200 attendees.	Event flyer emailed, posted around the neighborhood, given at VVPA, CAC meetings	English and Chinese
Remediation Technical Liaison Group Meeting	2-24-09	Public meeting	Emailed and public announcements at CAC and VVPA meetings	English
Remediation and Workforce	2-24-09	Presentation to Sunnydale residents,	Organized by Sunnydale Representative Larry Jones; Representatives of UPC, BP, Mayor's Office attended and presented on project	English
Notice of Start of Demolition	4-1-09	Flyer	Flyers distributed to Community Centers and Library; by door to door drop-off by Visitacion Valley Green Stewards; and via neighborhood group emails	English, Chinese and Spanish
DTSC Public Participation Plan	April 2009		Website posting, announcement at CAC and Brisbane CAG	English
DBI Notice of Demolition Permit	4-6-09	Mailed notice	Notice sent to residents within a 300 ft radius	English
Demolition Update	5-9-2009	VVPA Community Meeting	VVPA email list	English
DTSC Presentation on RAP Status and Contents	6-9-09	Presentation at VV CAC	Mailed and emailed to CAC Distribution list	English and Chinese
Schlage Community Celebration and Site Tour	8-8-09	Public event with info table on remediation	Event notices door to door drop-off by Visitacion Valley Green Stewards; and CAC email list	English flyers distributed; event in English
DTSC RAP	9-08-09	Presentation at VVCAC	Mailed and emailed to CAC distribution list	English and Chinese
RAP (public	9-10-09	DTSC Fact	3460 meeting notices	English,

review)		sheets	mailed (3400 nearby residences and 60 other interested parties)	Spanish, Chinese
	9-10-09	RAP document	RAP document available for public review at VV Library, Brisbane Library, VV Community Center, VV CDC (The Village at Sunnydale)	English
	9-12-09	VVPA Mtg (Community Meeting)	VVPA list and CAC meeting announcement	English
	9-15-09	BBCAG Mtg (Community Meeting)	Meeting agenda mailed to CAG distribution list	English
	9-23-09	DTSC-held public meeting	Notices posted at libraries, Leland businesses and at corner of Leland and Bayshore. Newspaper ads (Examiner, Sing Tao and El Bohemio) on 9-10-09 and 9-11-09; posted meeting flyers the week of 9-23-09; mailed fact sheet contains meeting notice (see above); group emails (English and Chinese); website	Notices in English, Spanish, Chinese; Meeting interpretation in English, Spanish, Chinese;
	9-27-09	VVBOOM Street Festival	Passer-bys at event	Chinese, English

