

What are the *real* facts about environmental safety at 1601 Mariposa?

There has been a lot of talk about what must happen for the property to be ready for residential use. Here are the facts:

While the land is considered safe for the current commercial uses, Related has been working with the California Department of Toxic Substances Control (DTSC) and the San Francisco Department of Public Health (SFPDH) to determine a plan for adapting the property for residential use. The plan will employ standard measures that have been used regularly in residential development with similar conditions in San Francisco like Mission Bay and other parts of the state. The existing environmental issues on-site are caused by activity that occurred at the property many decades ago.

Over a two year period, Related's environmental consultants, under the direction of DTSC, collected samples throughout the property to identify any contamination in soil, soil gas, or ground water. Below are the two types of situations that the tests identified and a summary of the actions we expect to take:

What's Next: These plans are subject to final approval by DTSC and SFPDH and analysis in the City's EIR.

For updates and more information visit www.1601mariposa.com.

Imported Fill:

The fill soil used to originally develop the site in the late 1800s and early 1900s had high levels of lead and nickel, plus lesser levels of asbestos and serpentine. These soil conditions are very common throughout this area of San Francisco and are not unique to this property.



Ability to access the fill soil will be eliminated. The majority of the property will be developed with a concrete "cap" consisting of building foundations, site structures or paving.

For planting areas that require access to soil, at least 2 feet of clean soil will be placed on top of a visual and physical barrier that separates clean soil from the old fill soil.

An analysis of tests previously conducted (1994–1997) against more recent results confirm that these conditions have remained stable and are confined to the property.

Fuel Storage Tanks:

The three underground storage tanks used to store gasoline and waste oil that were closed and left in place by the prior users have leaked and caused contamination of soil and groundwater in a specific limited portion of the property. The contamination that remains in this limited area has the potential to emit vapors such as benzene that could migrate upwards into an overlying building – this is referred to as "vapor intrusion."

The area of land that is the focus of these cleanup operations represents less than 5% of the 3.36 acre site.



The three underground storage tanks plus the surrounding soil will be removed in order to permanently eliminate the source of groundwater and soil gas contamination.

The work we're undertaking will last a matter of weeks, with minimal disruption to our neighbors. The tank removal process will be highly supervised, including dust control and air monitoring measures to ensure a safe environment for the workers and neighbors, including Live Oak School.

A vapor intrusion mitigation system, including both a vapor barrier and venting system, will be installed underneath buildings in an area that is approximately 10 times larger than the area of potential vapor intrusion risk.

This is one in series of updates we will be providing to the community.

1601 Mariposa

