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### **DTSC STATUS REPORT UPDATE**

South Richmond Shoreline Sites

April 11, 2019

The purpose of this update is to inform the community of activities that have occurred since March 14, 2019 and activities that are expected to occur in the next 30 days at the South Richmond Shoreline Sites. Please note that in the electronic version, underlined text includes a link to documents found on DTSC's [Envirostor webpage](#). Please press Ctrl+Click to follow the link.

#### **Zeneca/Former Stauffer Chemical Site**

##### ***Activities Completed:***

- DTSC is continuing preparation of responses to comments received during the public comment period for the [Public Comment Draft Feasibility Study/Remedial Action Plan for Lot 1, Lot 2 and the uplands portion of Lot 3](#) (draft FS/RAP). The comment period ended on September 10, 2018. The draft FS/RAP submitted by Zeneca Inc. summarizes site conditions and evaluates different cleanup options. DTSC also prepared an [Initial Study](#) and [Draft Negative Declaration](#) that were also available for public comment. A [community update](#) was distributed to the site mailing list and a public meeting was held on July 26, 2018. The community update discusses the documents and described the opportunities for the public to participate in the cleanup process.
- Implementation of the Habitat Area 2 (HA-2) [approved remedy](#) began on August 20, 2018. Work within the habitat area ended in January, and work outside of the habitat area ended in March 2019. The next phase of restoration and monitoring will begin later in 2019. The completed work included soil and sediment removal, offsite transport and disposal of removed soils and sediments, in situ treatment of sediments, backfilling of soils and reconstruction of berms, installation of a cap of clean-imported fill in both former chemical evaporation ponds (also referred to the upper and lower lagoons), and monitoring and reporting throughout the project. Hydroseeding with native seed mixes was also completed across HA-2 (the first step in habitat restoration).

Zeneca Inc. has provided a means to contact them by email ([info@campusbayforward.com](mailto:info@campusbayforward.com)) or by phone 510-426-5396 (leave a message) with questions or concerns. Please see their website at: <http://www.campusbayforward.com/contact.html> for more information.

A description of work that occurred is included in the [100% Design Document](#). A [Work Notice](#) was also sent out to the community prior to the start of field work.

From March to August 2019, activities will generally be limited to site inspections and monitoring within HA-2. In Fall 2019 (after September 1), there will be additional habitat restoration activities and monitoring well installation within HA-2.

- DTSC reviewed and approved the [Lot 3 temporary cap inspection report](#) for the second half of 2018. The report, submitted by Zeneca Inc., documents the results of cap inspections conducted in August, October, and November 2018, and maintenance activities conducted in July and August 2018.
- DTSC reviewed and approved the [2018 Annual Groundwater and Surface Water Monitoring Report](#). The report provides the groundwater and surface water monitoring data collected between January 1 and December 31, 2018. Groundwater samples were collected in April and August 2018, and storm water samples were collected January through April 2018, and November through December 2018. The report also describes monitoring well maintenance activities performed concurrently with the groundwater sampling.
- DTSC reviewed and approved the [Habitat Area 1 \(also known as Stege Marsh\) Annual Inspection Report](#). The report is submitted in accordance with the Operation and Maintenance Plan and includes the results of fence and sign inspections, and inspection for trash accumulation.

***Activities Proposed for the Next 30-days:***

- DTSC will continue to negotiate land use covenants with the current site property owner for both East Stege Marsh and the Southeast Parcel property. A [Removal Action Workplan](#) was previously approved for East Stege Marsh requiring that a land use covenant be recorded to ensure that the land remains as marsh habitat. In addition, the previously approved [Preliminary Endangerment Assessment](#) for the Southeast Parcel found that the property is appropriate for use as an open space, but requires a land use covenant to prevent any residential development. A community update and public notice regarding the Southeast Parcel will be provided in the future.
- DTSC will continue to review the public comments submitted during the public comment period for the draft FS/RAP and prepare responses (described above).
- The semi-annual groundwater sampling began on April 1, 2019.

**Harbor Front Site (businesses to the east of Zeneca Site)** – No new update.

**UC Richmond Field Station** (also known as the Berkeley Global Campus) –

- DTSC reviewed and provided [comments](#) to the [revised sampling plan for the Northwest Meadow area](#). The area is located in the northwestern portion of the property [see Figure 3 below] and is being sampled as per the Soil Management Plan.
- DTSC reviewed the UC [response](#) to DTSC [comments](#) on the [draft 2018 Groundwater Monitoring Report](#) and [conditionally approved](#) the report. UC has

provided a revised report that DTSC will be reviewing. The report contains the results of the groundwater sampling that was done in April 2018.

- DTSC reviewed and [commented](#) on the [draft revised Soil Management Plan](#) submitted by UC. The plan describes how soil may be excavated or disturbed so that exposure is prevented to workers or visitors at the Richmond Field Station. The draft incorporates proposed updates and clarifications to protocols and provides additional maps.
- The annual groundwater monitoring will begin on April 1, 2019.

### **Bio-Rad Laboratories –**

- Construction work to make improvements to underground utilities at four locations was expected to start on January 10, 2018; however, the work has been delayed and has not been rescheduled. The proposed work is described in the approved [soil management work plan](#). (See the work plan or Figure 1 at the end of this update for the location of the excavation areas) The work includes excavating and replacing lateral lines between buildings and the sewer main located on South 32<sup>nd</sup> Street, and excavation of a pit (approximately 3.5 cubic yards) under Pad 4. The excavated soil will be stockpiled within the fenced area of the site. Soil that is not contaminated will be placed back in the excavation and the area will be restored. Soils that are contaminated will be disposed at an appropriate off-site facility. Clean backfill may need to be brought to the site. Dust control measures will be implemented during the work along with air monitoring for dust and volatile organic chemicals (VOCs). VOCs are the primary chemicals of concern and are present in soil and shallow groundwater at the site.
- Indoor air and sub-slab monitoring samples were collected on November 25, 2018 as described in the [revised response to comments and Revised Construction Workplan, Building 6 Vapor Intrusion Mitigation](#) submitted by Bio-Rad Laboratories. The workplan, describes how the floor of Building 6 will be sealed, and how indoor air samples will be collected. Bio-Rad submitted the [report](#) containing the results of the indoor air sampling. DTSC reviewed the report and provided additional [comments](#).
- DTSC is reviewing the [Semi-Annual Report – September 2018](#), submitted by Bio-Rad Laboratories. The Report includes the results of groundwater and surface water monitoring, and the groundwater extraction system.

### **Marina Bay Area –**

**Area FM** – The City of Richmond submitted a draft Work Plan for Construction of Temporary Soil Cap for Area FM on June 23, 2016. DTSC approved the Work Plan on August 10, 2016. A temporary cap will be installed over the unpaved portion of Area FM as an interim measure until the permanent cap is installed when the property is redeveloped. DTSC will contact the City about the schedule for installing the temporary cap. On December 18, 2018, the Richmond City Council authorized staff to negotiate a Disposition and Development Agreement (DDA) with Orton Development, Inc. (ODI) for the development of the FM site. The purchase price for the FM site will be put into escrow and used for the site remediation subject to the approved site plan/use. City

staff has been working with their environmental consultant, PES Environmental Inc. and the environmental consultant working with ODI to evaluate the clean-up costs associated with the planned development and DTSC's clean-up requirements. The City has discussed with ODI and they have agreed to the inclusion of the temporary cap as part of their pre-construction work. PES Environmental Inc., and DTSC Project Manager, inspected Area FM as part of the Annual Inspections of the deed restricted areas on March 28, 2018. An inspection report will be submitted to DTSC. DTSC will ask the City when the report will be submitted. On Area FM and Area E, (see attached Figure 2 for area locations) Richmond Planning Department and City Manager Office Staff have been working on the site redevelopment. The first target is to create more boat slips. The second target is to install wave attenuators to protect the marina from damaging wave and erosion forces. The third target is to move the FM boat ramp. Staff have had several meetings with the Marina Operator regarding future relocation sites for its boat ramp and parking area facilities. The goal is to include as large an area for redevelopment as possible.

**Five Year Review 2010-2014** – DTSC reviewed and approved the City of Richmond's Five-Year Review Report on city-owned units, and prepared a Five-Year Review Report on privately owned units. DTSC is evaluating soil gas issues at Shimada Friendship Park. PES Environmental (PES) on behalf of the City of Richmond has taken samples from five probes in accordance with the Soil Vapor Sampling Workplan approved by DTSC, and the results were similar to the previous results. No benzene, toluene, ethylbenzene or xylenes (BTEX) were detected. Total volatile hydrocarbons were detected in well pairs, decreasing with distance from the material under the cap. The preliminary analytical data showed that the cap remains an effective remedy. PES will submit a Soil Gas Resampling Report to DTSC. The Annual Inspection for Deed Restricted Areas was conducted in February 2017. It was found that all areas were in good condition with minor routine maintenance required at two locations. PES will submit an Inspection Report in May. DTSC is packaging these items under a single Five-Year Review report for all of Marina Bay, and it is anticipated that a public notice announcing its final approval and recommendations will be distributed in the winter of 2018/2019.

**Marina Bay Area T** – The City implemented the DTSC-approved remedial Enhancement Workplan for Area T. From October 2015 to March 2016, a total of six groundwater/separate-phase hydrocarbon (SPH) extraction events occurred. The City is continuing to monitor groundwater in the eight previously existing monitoring wells. The amount of free product extracted prior to installation of the new extraction wells was 21 liters. After installation of the new wells, total ground water and free product extracted were reported (as opposed to the past practice of reporting free product separately). A Fourth Quarter 2017 Groundwater Monitoring Report for Area T was approved by DTSC on April 26, 2018. On June 24, 2018, a monthly SPH removal event was conducted. No SPH or sheen was observed at well CW-3. 0.03 feet of SPH was measured in well TW-3, and the SPH was removed via hand bailing. At the end of bailing, a sheen was present in TW-3 but no measurable SPH. A total of approximately 0.07 liters of product was removed from TW-3 during this event. On August 24, 2018, SPH measurements

and removal was conducted. No sheen or SPH was observed at CW-3. SPH was measured at TW-3 at approximately 0.01 feet thick and no SPH was observed after hand bailing. It was estimated that approximately 0.03 liters of SH was removed from well TW-3. On September 24, PES gauged wells CW-3 and TW-3 for SPH. No SPH was observed at well CW-3, and approximately 0.01 feet thick of SPH was measured at well TW-3. Water and SPH were hand bailed and approximately 0.03 liters of product was removed. On November 30, 2018, SPH measurements and removal was conducted. No sheen or SPH at well CW-3, and 0.01 feet thick SPH was measured at well TW-3. SPH removal was conducted at Area T on 12/26/18. No sheen or measurable SPH was observed at well CW-3. 0.01 feet of SPH was measured at well TW-3 and the SPH was removed by hand bailing until only a sheen remained. The total volume of SPH removed was estimated at 0.03 liters. The City delivered Work Notices to the neighboring properties on January 25, 2019 and another SPH removal was conducted on January 29, 2019. On January 29, 2019, SPH and water were extracted from wells CW-2, -3, -5, -7, and TW-3. A total of 1,288 gallons of SPH and groundwater were extracted via vacuum truck. On March 11, 2018, the City extracted 359 gallons of SPH/groundwater from five wells. This event was the February makeup event. On March 22, the City extracted 2067 gallons of SPH/groundwater from five wells. No SPH was measured in any of the wells.

**The Beach at Marina Bay** – The DTSC project manager conducted a site inspection around the property on March 28, 2018. No prohibited uses or any interference activities with the Cap were found on site. DTSC has determined an annual Environmental Disclosure Notice is necessary for the protection of human health and the environment, so the project manager has drafted an annual notice to all residents and property owners advising of the presence of hazardous materials under buildings at the complex. A DTSC public participation specialist is reviewing the notice and will help send it to every resident and property owner of The Beach.

**Meeker Slough** – The City is continuing to evaluate potential sources of PCBs in the slough and surrounding sediments, and to identify other potential responsible parties as part of preparation of a sampling plan. Further discussions will need to occur on this project.

**Navistar International (830 Marina Way South)** – The soil excavation outlined in the [Removal Action Workplan](#) has been completed and the vapor barrier will be installed during construction. The [Removal Action Completion Report](#) has been approved. A [Preliminary Endangerment Assessment equivalent](#) (PEA-eq) for groundwater has been approved and a [land use covenant \(LUC\)](#) has been recorded with the County in accordance with the PEA-eq. The LUC restricts groundwater use and requires a vapor barrier under all new buildings at the Site. DTSC conducted a site visit on February 2, 2019 and oversaw installation of the vapor barrier. Currently, a vapor barrier has been installed under [Building 8](#), [Buildings 9 and 19](#), [Buildings 10 and 12](#), [Lots 18 to 37](#) and [Lots 50 to 66](#). The LUC also requires annual inspections and five-year reviews to ensure the LUC restrictions are being followed and the remedy continues to be protective of human health and the environment. A [public notice](#) was published in the

West County Times on October 16, 2018. DTSC determined that all appropriate removal actions have been completed and that all acceptable engineering practices were implemented. The [Remedial Action Certification](#) was completed on December 27, 2018. The property owner is developing the property for residential and commercial use.

**Harbour Way South** – On April 9 and 10, 2018, DTSC's contractor conducted a groundwater monitoring event at three on-site wells at the Harbour Way South site located in Richmond, California. Groundwater samples were detected with elevated concentrations of volatile organic chemicals, similar to the concentration ranges detected in the past.

**Liquid Gold, Stege Property Pistol Range, and Blair Landfill –**

**Liquid Gold** – No new update.

**Stege Property Pistol Range** – No new update.

**Blair Landfill –**

Sampling to implement the [Technical Memorandum, Additional Soil Sampling Activities Work Plan](#) submitted by Stauffer Management Company was completed during the week of October 2<sup>nd</sup>, 2017. Additional sampling was needed towards the north and west of the property to determine the location and amount of TENORM on the site. The [soil sampling report](#) containing the results of the sampling was submitted by Stauffer Management Company. DTSC and the California Department of Public Health are reviewing the report.



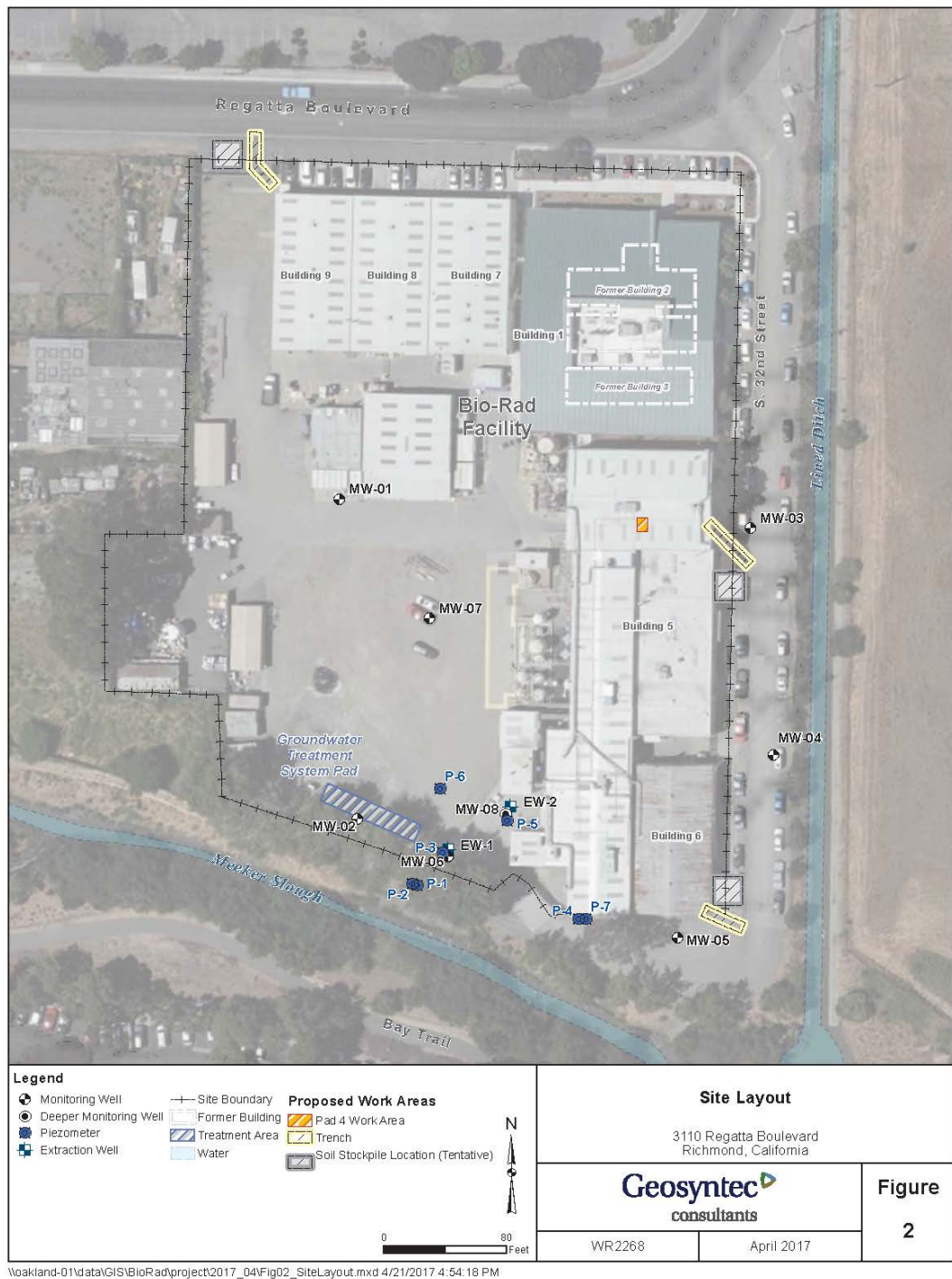


Figure 1: Geosyntec Site Location of trench work (yellow rectangles).

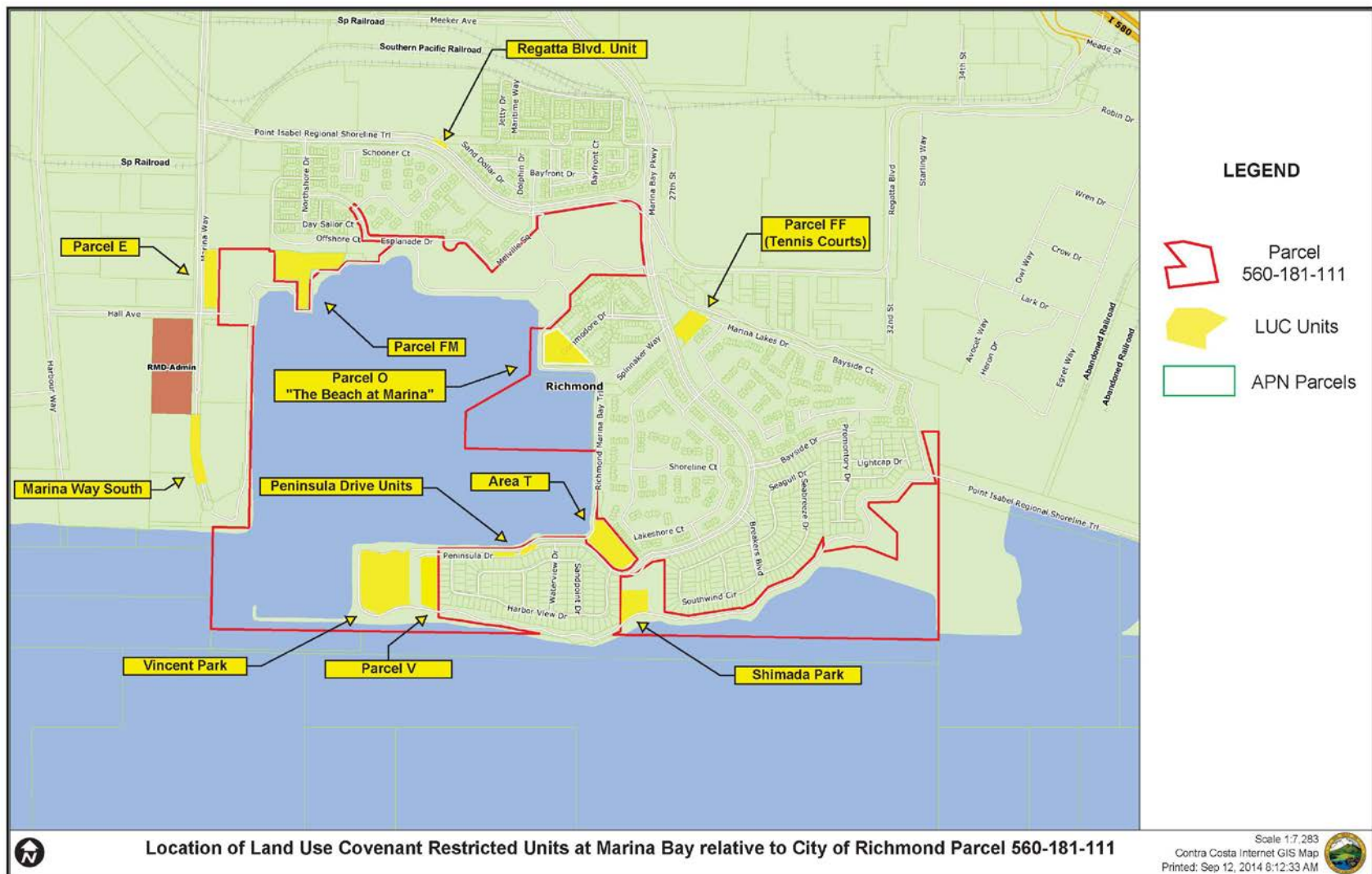


Figure 2: Marina Bay





Figure 3. UC Richmond Field Station