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### **DTSC STATUS REPORT UPDATE**

South Richmond Shoreline Sites

February 8, 2018

The purpose of this update is to inform the community of activities that have occurred since January 11, 2018 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 reviewed and provided [comments](#) to [the draft Feasibility Study/Remedial Action Plan for Lots 1 and 2, and the uplands portion of the Lot 3](#) submitted by Zeneca Inc. The document is available to the public to view for informational purposes only. Release of this document is not part of DTSC's formal public comment period. The plan summarizes site conditions and evaluates different cleanup options. Specific opportunities for formal public review and comment on the plan will be provided in the future.
- Zeneca Inc. submitted the [90 percent design document](#) for Habitat Area 2 (HA-2) based on DTSC's [comments](#) to the HA-2 [30 percent design document](#). HA-2 is located in the southeastern portion of the Zeneca Site and includes the upper and lower lagoons (formerly used as chemical evaporation ponds) and the associated upland habitat area. The design document, describes how the approved Feasibility Study/Remedial Action Plan (FS/RAP) will be constructed.
- DTSC reviewed and approved the [Habitat Area Annual Inspection Summary Report](#) for 2017. The 2017 activities included inspection and repair of the fencing and signage around the perimeter of Habitat Area 1 (East Stege Marsh) and Habitat Area 2.
- Zeneca Inc. submitted the revised 2017 Lot 3 Temporary Cap Inspection Summary report for the period July through December 2017 based on DTSC's comments. [DTSC reviewed and approved the revised report](#).
- Zeneca Inc. submitted the [2017 Annual groundwater Monitoring Report](#). The report provides the results of the April and October 2017 groundwater monitoring activities.

##### **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 fact sheet and public notice regarding the Southeast Parcel will be provided in the future.

- DTSC will be reviewing the 90 percent design document for Habitat Area 2 described above.
- Zeneca Inc. will be submitting the revised draft Feasibility Study/Remedial Action Plan for Lot 1, Lot 2 and the Uplands Portion of Lot 3 described above.

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

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

- The University of California (UC) is revising the [draft Phase V Sampling Report](#) based on DTSC's [comments](#). The field work included sampling sediment and pore water from West Stege Marsh.
- UC is revising the [2017 Groundwater Sampling Results Report](#) based on DTSC's [comments](#). The document contains the results of the April 2017 annual groundwater monitoring event and October 2016 and April 2017 water level measurements. DTSC's comments included requesting additional geochemical testing of groundwater in April 2018, decreasing the monitoring frequency of some wells to biennial rather than elimination of monitoring, revision of the elevation contour figure, and inclusion of monitoring well inspection, repair and maintenance activities.
- The soil excavated from the Corporation Yard as part of Removal Action Workplan was removed from the site. The soil contained PCBs, lead, dioxin, and polycyclic aromatic hydrocarbons.

**Bio-Rad Laboratories –**

- DTSC previously reviewed and [commented](#) on the [draft Corrective Measures Implementation Work Plan](#) submitted by Bio-Rad Laboratories. The Work Plan describes how the [Statement of Basis](#), which is a remedy selection document, will be implemented. Bio-Rad will be revising and resubmitting the Work Plan.
- 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 and air monitoring locations) 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.

- DTSC reviewed and has commented on Bio-Rad's submittal of the [results of the Building 6 sub-slab vapor investigation](#). Installation and sampling of the soil vapor points were completed on September 16, 2017 according to the [Revised Work Plan for Sub-Slab Soil Vapor Sampling at Building 6](#). Bio-Rad will be submitting a work plan that describes how the floor of Building 6 will be sealed, and how indoor air samples will be collected. Additional actions will be determined after the floor is sealed, and indoor and sub-slab air samples are collected and evaluated.

## **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. There is currently no timeline for site redevelopment. The City is continuing negotiations with a private developer and will notify DTSC when the developer is under contract. The City has indicated their intention to incorporate the construction of the temporary cap as part of the developer's pre-construction actions. PES Environmental Inc., the City's consultant, inspected Area FM as part of the Annual Inspections of the deed restricted areas in February 2017. An inspection report was submitted to DTSC on July 14, 2017. During the inspection, temporary fencing surrounded most of the undeveloped portion of Area FM; however, the caution warning placards were observed to have come off the fencing. City staff were requested to post the caution warning signs back on the inside of the fencing. During re-inspection on May 4, 2017, the caution warning signs were observed to have been placed back on the inside of the fencing. The asphalt paving of Village Drive, which runs through the fenced area and along the northern border of the property, but outside of the deed restricted portion of Area FM was weathered. Based on the findings, PES recommends that the unpaved portion of Area FM be capped with an interim temporary cap (in accordance with the deed restriction and the DTSC-approved work plan) until the permanent cap is installed when the property is redeveloped. On Area FM and Area E, (see attached Figure 3 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 erosional forces. The third target is to move the FM boat ramp. Staff have had several meetings 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.

**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 Third Quarter 2017 Groundwater Monitoring Report for Area T was submitted to DTSC on November 20, 2017. The presence of a measurable thickness of SPH in well TW-3 and TEPHd (total extractable petroleum hydrocarbons as diesel), TVHss (total volatile hydrocarbon as Stoddard solvent), and TVHg (total volatile hydrocarbons as gasoline) concentrations above the site cleanup goal in well CA-3 indicate that petroleum hydrocarbon constituents are elevated above site cleanup goals, with the exceedances primarily located near the northern boundary of Area T near the Richmond Marina Bay shoreline. The groundwater flow direction and concentration trends indicate that petroleum hydrocarbon-affected groundwater could potentially be migrating across the esplanade toward Richmond Marina Bay. On 11/21/17 an enhanced groundwater remediation extraction event was conducted. No sheen was observed on well CW-3 and 0.01 feet of SPH was measured at well TW-3. Approximately 1,450 gallons of groundwater and product were extracted and removed from the site that day. The newly-installed SPH removal wells CW-5 through CW-8 will continue to be gauged on a quarterly basis. Once SPH ceases to accumulate in well TW-3, this well will also be added to the sample regimen. On 1/22/18 the City removed the passive skimmer from well TW-3. SPH was observed at 0.01 feet thick in TW-3. The well was hand bailed and no sheen or SPH was observed at the end of the hand-bailing. No SPH or sheen was observed in CW-3.

**The Beach at Marina Bay** – The DTSC project manager conducted a site inspection around the property on July 7, 2017. No prohibited uses or any interference activities with the Cap were found on site.

**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. The plan is anticipated to be submitted in 2018, and implemented in the fall of 2018.

**Navistar International (830 Marina Way South) – Navistar International**

Transportation built and operated a warehouse that stored and distributed truck parts, and serviced trucks until the late 1990s. Lead, arsenic, gasoline, diesel and motor oil residues have been detected in soils in association with fuels, lubricants and landscaping products used when the plant operated. The current owner of the property plans to develop the property for residential use. DTSC approved the [Removal Action Workplan](#) (RAW) on June 21, 2016 after holding a 30-day public comment period between May 6 and June 6, 2016. The approved alternative consists of removing and transporting contaminated soil to a permitted facility for disposal. Clean fill was brought into the Site and passive vapor mitigation will control migration of volatile organic compounds (VOCs) into buildings. A [work notice](#) was sent to the community prior to the estimated start of fieldwork. Soil RAW implementation has been completed and the vapor barrier will be installed during construction. The Removal Action Completion Report is currently under review. One year of semiannual groundwater sampling is currently planned to support remedial alternative determinations for VOC contaminated groundwater. The first semiannual groundwater sampling event was completed by January 2018.

**Harbour Way South – No new update.**

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

**Liquid Gold –** DTSC reviewed and [commented](#) on the [2017 Biennial Groundwater Monitoring Report](#) submitted by Union Pacific Railroad. Groundwater monitoring wells are sampled, and the vegetated cap is inspected biennially. DTSC's comments ask for additional information and that the wells be resampled within the next six months.

**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 2nd. Additional sampling was needed towards the north and west of the property to determine the location and amount of TENORM on the site. It is anticipated that sample results will be provided in the first quarter of 2018.



Figure 1: Geosyntec Site Location of trench work (yellow rectangles) and air monitoring locations (green triangles).

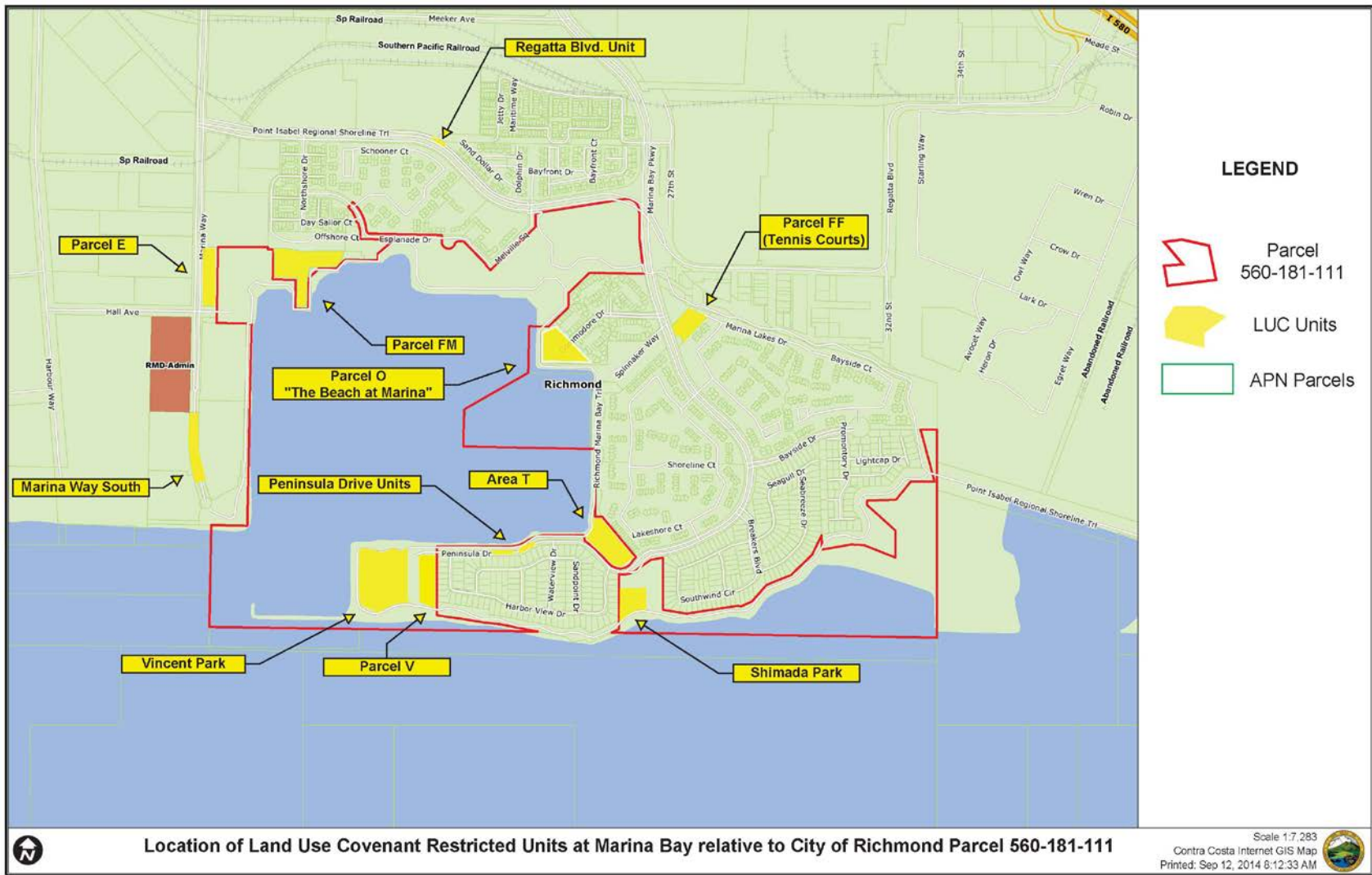


Figure 2: Marina Bay