



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
700 Heinz Avenue
Berkeley, California 94710-2721



Gavin Newsom
Governor

DTSC STATUS REPORT UPDATE

South Richmond Shoreline Sites
December 12, 2019

The purpose of this update is to inform the community of activities that have occurred since November 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.

A. Zeneca/Former Stauffer Chemical Site

1. DTSC would like to thank the community for participating in DTSC's public participation process and for providing comments to DTSC. DTSC approved the [Feasibility Study/Remedial Action plan for Lot 1, Lot 2 and the uplands portion of Lot 3 \(FS/RAP\)](#), [Responsiveness Summary](#), and the associated [California Environmental Quality Act documents](#) on October 25, 2019. The comments received helped DTSC make an informed decision regarding the FS/RAP. The final FS/RAP includes the Responsiveness Summary, which provides responses to all public comments received during the public comment period. Zeneca Inc. is currently preparing the draft design documents which will describe how the remedy will be implemented at the Site.
2. Zeneca Inc. completed maintenance of the Lot 3 Temporary Cap, maintenance of other vegetation along the fence line and within Lots 1 and 2, and removal of pampas grass.
3. Zeneca Inc. is continuing to regularly inspect and repair the perimeter fence, as needed. DTSC issued a [Notice of Determination of Noncompliance with the Site Order](#) on November 5, 2019. The notice was issued to all Responsible Parties due to the failure to secure the Site, identifies the actions and deadlines required to return to compliance, and issues penalties.
4. Zeneca Inc. is currently completing construction activities at Habitat Area 2 (HA-2) remediation work. Work is expected to continue until January 2020. Already completed is slope repair work, and installation of the irrigation system. Monitoring well installation and restoration planting are currently underway. Permit conditions imposed by other federal and state resource agencies limited the work that could be performed due to the presence of an endangered bird species known as the Ridgway's Rail. Zeneca Inc. also submitted the

[Report for HA-2](#). This report documents the construction work that was completed in late 2018 and early 2019.

5. 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.
6. DTSC will be reviewing the [Semi-Annual Groundwater and Surface Water Monitoring Report, January 1 through June 30, 2019](#) submitted by Zeneca Inc. The report provides the results of the groundwater samples collected in April 2019, and storm water samples collected in January through March 2019. The monitoring is conducted to evaluate the groundwater conditions at the site.
7. Zeneca Inc is continuing its 5-Year Review of Habitat Area 1 (HA-1) also known as East Stege Marsh. DTSC previously reviewed and approved the [work plan for the Second Five-Year review of Habitat Area 1 \(HA-1\)](#). Remediation of HA-1 occurred between 2004 and 2006, and the last Five-Year review was conducted in 2013 to 2014. Five-Year reviews provide the opportunity to evaluate the implementation and performance of a remedy to determine if it remains protective of human health and environment. A [public notice](#) announcing the 5-Year Review was published in the newspaper on September 13, 2019.
8. DTSC [reviewed and approved the Lot 3 Temporary Cap Inspection Summary Report for the period of January through June 2019](#) submitted by Zeneca Inc. The report documents the condition of the temporary cap as observed between January and June 2019. The temporary cap covers an area of approximately 31 acres and its purpose is to provide erosion control, dust control, reduce infiltration of surface water and to prevent direct contact with the underlying material.

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

C. UC Richmond Field Station (also known as the Berkeley Global Campus)

1. The University of California (UC) is revising the [draft revised Soil Management Plan](#) based on DTSC [comments](#). 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.
2. DTSC will be reviewing UC's [response](#) to DTSC [comments](#) on the [draft 2019 Groundwater Sampling Results Technical Memorandum](#). The document provides the results of the annual groundwater monitoring conducted in August 2018 and April 2019. The purpose of the activity is to monitor groundwater conditions at the site.

3. UC is conducting the first Five-Year Review of the Removal Action Workplan approved in September 2007. Five-Year reviews provide the opportunity to evaluate the implementation and performance of a remedy to determine if it remains protective of human health and environment. A public notice announcing the Five-Year review was published on August 30, 2019 in the West County Times newspaper.
4. UC implemented the Phase V Field Sampling Plan the weeks of November 4 and 11, 2019. The work included potholing investigations in the Western Transition Area (identified as "Transition Area" on Figure 3 below) to determine the contents of the fill material. The results of the sampling will provide data to assess the risk posed to humans and ecological receptors. A [work notice](#) was sent out to the community describing the investigation.
5. UC submitted the Corporation Yard, [Data Gap Sampling Results](#) report. The report describes the results of additional soil sampling within the Corporation Yard. DTSC and the U.S. Environmental Protection Agency will be reviewing the document.

D. Bio-Rad Laboratories

1. 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. Bio-Rad has sent out bids for contracts. 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 32nd 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.
2. DTSC [approved the Semi-Annual Report – March 2019](#). The report includes the results of groundwater monitoring and the groundwater extraction system.

E. Marina Bay Area –

1. **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.

2. **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 2019.
3. **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). On November 21, 2019, the City of Richmond pumped approximately 1,200 gallons of SPH and groundwater from wells CWS-2, CW-3, CW-5, CW-7, and TW-3. No measurable SPH was observed at any of the wells during this event although field observations indicated a petroleum hydrocarbon odor was present at well TW-3.

4. **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.
5. **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.
6. **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](#), [Buildings 11 and 13](#), [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 continuing to develop the property for residential and commercial use.
7. **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.

F. Liquid Gold, Stege Property Pistol Range, and Blair Landfill –

1. **Liquid Gold** – No new update.
2. **Stege Property Pistol Range** – No new update.
3. **Blair Landfill** –

A [revised report](#) was submitted by Stauffer Management Company based on DTSC [comments](#) to the draft report. DTSC and the California Department of Public Health will be reviewing the revised report. Additional sampling was needed towards the north and west of the property to determine the location and amount of technologically enhanced naturally-occurring radioactive material (TENORM) on the site.



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

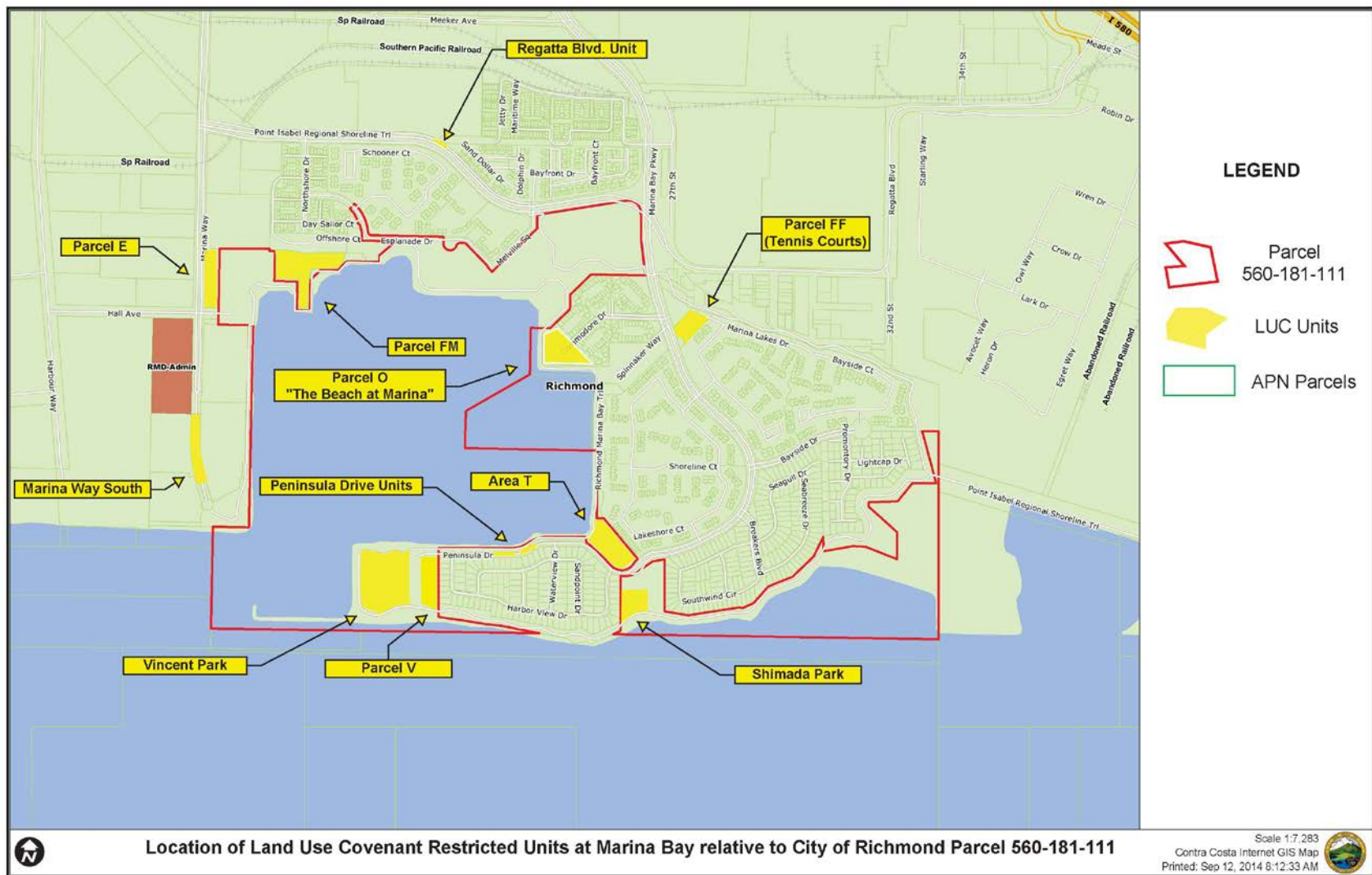


Figure 2: Marina Bay



Figure 3. UC Richmond Field Station