



Department of
Toxic Substances
Control

Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.



State of California



California
Environmental
Protection Agency

Fact Sheet, March 2007

DTSC Proposes Land Use Covenant at the Reichelt Site

The Department of Toxic Substances Control (DTSC) is proposing a Land Use Covenant for the 3.3-acre Reichelt site (Site) located along the northern side of West Gertrude Avenue, west of Richmond Parkway, in Richmond, California. The property is located at 521 and 555 West Gertrude Avenue. DTSC is sending out this fact sheet to invite the public to provide comments on the draft Remedial Investigation (RI) Report and the proposed Land Use Covenant.

The purpose of the RI Report was to evaluate the chemicals of concern at the Site and determine whether current or past operations have resulted in the release or threatened release of hazardous substances that may pose a threat to public health or the environment. Site investigations indicate that soils are impacted with petroleum hydrocarbons, metals, and volatile organic compounds. Based on the results of the RI Report, a document called a Land Use Covenant (LUC) is recommended by the draft RI Report. The LUC would be a binding agreement between DTSC and the property owner and would restrict the future land uses at the Site to commercial or industrial land use.

History and Background

Until recently vacated, the Site was operated for approximately 45 years as an automobile dismantling and parts storage facility. In 1997 and 1998, DTSC made several inspections of the Site and observed scattered junk piles, auto parts,

PUBLIC COMMENT PERIOD

March 19 to April 17, 2007

DTSC is holding a 30-day public review and comment period on the draft Remedial Investigation Report and proposed Land Use Covenant. DTSC intends to file a Notice of Exemption to comply with the California Environmental Quality Act. We encourage you to review and comment on the draft RI Report and LUC which, along with the Notice of Exemption, are available at the information repositories listed on page 3. The public comment period runs March 19 through April 17, 2007. DTSC will consider and respond to all public comments before a final decision on this Site is made.

Please mail your written comments to: Mr. Jacinto Soto, DTSC, 700 Heinz Avenue, Berkeley CA, 94710. All comments must be postmarked by April 17, 2007. All e-mail comments should be sent to jsoto@dtsc.ca.gov no later than 5:00 p.m. on April 17, 2007. If you have questions about the Site, please contact Mr. Soto at (510)540-3842 or via email at jsoto@dtsc.ca.gov.

For information about public participation and community involvement, please contact Ms Heidi Nelson, DTSC Public Participation Specialist, 8800 Cal Center Drive, Sacramento, CA 95826, toll free at (866) 495-5651 or (916) 255-3575, or via email at hnelson@dtsc.ca.gov. A public meeting will be considered if a written request identifying the issues to be raised is submitted to Ms. Nelson by April 1, 2007.



drums, piles of tires, and automobile batteries as well as stained soil and evidence of a previous tire fire. DTSC conducted sampling of soils to determine the extent of contamination. Based on the findings of the Site visits and laboratory analyses, DTSC determined that further investigation was warranted. DTSC requested that the previous property owner enter into a Voluntary Cleanup Agreement (VCA) in order to conduct a site investigation with DTSC's oversight. However, the property owner passed away without having entered into a VCA. The property was then sold and DTSC issued an order to the new property owner. The current property owner has removed the vehicles, debris, junk piles and numerous tires from the property. Currently, the site is fenced to prevent unauthorized access or dumping.

Findings of the Remedial Investigation (RI) Remedial investigation activities included drilling ten borings for the collection of soil samples. The borings ranged in depth between 3 feet and 12 feet below ground surface. Soil samples were analyzed for contaminants that are typically found at automobile dismantling facilities, including total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and asbestos.

Three groundwater samples were also collected. TPH were reported in one the three water samples. The proposed development as a trucking facility would result in most of the surface soil being covered by hardscape, including building and impermeable pavement and some landscaped areas, which will provide a soil cover suitable for vegetative growth. Groundwater in the vicinity of the Site is not utilized for public or private drinking water.

A Land Use Covenant will be placed on the Site to ensure future development does not include sensitive uses such as residential housing, hospitals, schools or day care centers. The Site use can be restricted to commercial or industrial uses. No groundwater will be extracted on the Site for purposes other

than cleanup or construction dewatering. No growing of food (cattle, food crops, cotton, and chickens) will be permitted on the Site. No activities which will disturb the soil (e.g., excavation, grading, removal, trenching, filling, earth movement, or mining) will be permitted on the Site without a Health and Safety Plan and a Soils Management Plan submitted to the DTSC for review and approval. The Site owner will inspect, monitor, maintain, and perform other activities consistent with the information provided in the Land Use Covenant. Prior to sale, lease, or rental, the owner will give written notice to purchasers, lessees, and tenants stating that there is residual contamination as specified in Health and Safety Code Section 25359.7(a).

Response to Comments

After the close of the public comment period, DTSC will consider comments received during the public comment period and either approve, modify or deny the proposed LUC. DTSC will then prepare a Response to Comments document. This document includes all the comments we receive about the draft RI Report and LUC during the 30-day comment period. DTSC will respond to all of the comments received and include them as part of the document. The Response to Comments document will be placed in the Information Repositories. Anyone who submits a comment about the draft RI Report and proposed LUC during the comment period will receive a copy of the Response to Comments document.

California Environmental Quality Act (CEQA) A Notice of Exemption has been prepared in accordance with the California Environmental Quality Act. DTSC intends to file this document with the Governor's Office of Planning and Research, State Clearinghouse. The NOE is DTSC's finding that the proposed cleanup would have no impact on the environment or community.

Notice to Hearing Impaired

TDD users can use the California State Relay Service at (888) 877-5378. Ask to speak to Ms. Heidi Nelson, Public Participation Specialist at (916) 255-3575.

Anuncio

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

For More Information

Please contact the following individuals with any questions or concerns you may have.

For questions regarding the draft RI Report, the proposed LUC, or the Notice of Exemption, please contact:

Mr. Jacinto Soto
DTSC Project Manager
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3842 or
jsoto@dtsc.ca.gov

For questions regarding the public participation process, please contact:

Ms. Heidi Nelson
DTSC Public Participation Specialist
8800 Cal Center Drive
Sacramento, CA 95826
Toll free at 1(866) 495-5651 or
(916) 255-3575
By email at hnelson@dtsc.ca.gov

For media questions, please contact:

Ms. Angela Blanchette
DTSC Public Information Officer
(510) 540-3732 or
ablanche@dtsc.ca.gov

Information Repositories

The draft RI Report, proposed LUC, Notice of Exemption, and related documents can be reviewed at the following locations:

Richmond Main Library
325 Civic Center Plaza

Richmond, CA 94801
(510) 620-6561
Please call library for hours.

DTSC File Room
700 Heinz Avenue
Berkeley, CA 94710
(510) 540-3800
Hours: M-F 8:00 am – 5:00 pm
Please call for an appointment

For additional information about DTSC, please check out our website at www.dtsc.ca.gov

For additional information on the Reichelt Site, please visit the DTSC website at: <http://www.envirostor.dtsc.ca.gov>.