



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, April 2006

LaVista, LLC Proposed Response Plan Available for Public Review

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for a 3.5-acre parcel of land known as the LaVista, LLC Site (Site). During a recent investigation, contamination was found in the groundwater, soil and soil gas at the Site. Cleanup of the property will allow for possible redevelopment into residential property. The Site is located at 22958 Saklan Road, Hayward, California. (See site map on page two.)

DTSC is a part of the California Environmental Protection Agency. One important function of DTSC is to oversee soil and groundwater investigations to identify the presence of contamination and, if found, recommend that the property be cleaned up. The LaVista, LLC Site is being cleaned up under DTSC oversight using the California Land Reuse and Revitalization Act of 2004. This act promotes the cleanup and redevelopment of blighted contaminated properties and ensures that the property is ready for reuse.

The proposed LaVista, LLC Site Response Plan describes in detail the investigation and proposed cleanup activities for the Site. DTSC encourages you to review the proposed Response Plan and other site-related documents, available at the information repositories listed on page 4.

This fact sheet provides you with a summary of the proposed cleanup, Site history, contamination found, and opportunities for public involvement. If you have questions about this site, please contact Janet Naito, DTSC Project Manager, at (510) 540-3833 or e-mail JNaito@dtsc.ca.gov.

Public Comment Period May 1, 2006 to May 31, 2006

We encourage you to review and comment on the proposed LaVista, LLC Site Response Plan. DTSC is holding a 30-day public comment period beginning May 1, 2006 and ending May 31, 2006. Please mail written comments to Janet Naito, DTSC Project Manager, 700 Heinz Avenue, Berkeley, California, 94710. All comments must be postmarked by May 31, 2006 or e-mail at jnaito@dtsc.ca.gov. All e-mailed comments must be received no later than 5:00 p.m. on May 31, 2006.

For information about public participation and community involvement, please contact Nancy Cook, DTSC Public Participation Specialist, 700 Heinz Avenue, Berkeley, CA 94710, at (510) 540-3923 or by e-mail at ncook@dtsc.ca.gov. A public meeting will be considered if a written request identifying the issues to be raised is made to Nancy Cook by May 31, 2006.



Site Location

The Site is located in Hayward, California on approximately 3.5-acres of property. The Site is bordered by North Lane and residential areas to the south, Saklan Avenue and industrial land uses to the west, commercial land uses and West Winton Avenue to the north and a mobile home park to the east.



Site Location Map

Site History

The Site was undeveloped before the 1950s. A pickle processing facility operated at the Site between the 1950s and 2004. The Site, which is currently unoccupied, is fenced and contains outdoor paved areas, open concrete-lined trenches and buildings formerly used for pickle processing and storage.

Soil and Groundwater Investigations

Investigations were performed at the Site between 2005 and 2006. At that time, samples of soil, soil gas and groundwater were collected and analyzed.

Soil Investigation Findings

Diesel and Motor Oil: Fuel oils such as diesel and motor oil were used to fuel an onsite steam cleaner. Diesel was found at levels up to 849 parts per million (ppm) and motor oil was found at levels up to 1,370 ppm. The cleanup goals for protection of public health and for protection of groundwater resources were compared. The cleanup goals for protection of groundwater resources were lower. Therefore, the Site's

cleanup goals for diesel and motor oil were set at 100 ppm and 500 ppm, respectively, for protection of groundwater resources.

Pesticides: Chlordane and DDT were the only pesticides detected in soil. Chlordane was detected up to 93 parts per billion (ppb). This is below its Cal/EPA residential human health screening level of 430 ppb. DDT was detected at up to 219.4 ppb, below its Cal/EPA residential human health screening level of 1,600 ppb.

Perchloroethylene (PCE): PCE is believed to be associated with a historical release of PCE at a nearby site. Historical pumping of the onsite water supply well is believed to have drawn this contamination onto the Site. Leaks in the concrete trenches and pipes conveying the pumped groundwater appears to have impacted soil, soil gas and groundwater. PCE was found at levels up to 0.01 parts per million (ppm). This is below the residential cleanup goal of 0.087 ppm.

Soil Gas Investigation Findings.

Soil gas is the air found in the spaces between soil particles. Volatile organic compounds (VOCs) such as 1,1,1-trichloroethane (TCA), 1,4-dioxane and PCE, spilled on the ground surface can move into the subsurface and collect in the soil gas.

Cleaning agents and solvents containing VOCs were used and stored in the vicinity of the process buildings and machine shop. Wastewater containing cleaning agents was conveyed through concrete trenches and subsurface piping to the onsite wastewater treatment pit prior to being discharged into the sanitary sewer. Leaks in the concrete trenches appear to have resulted in the release of some TCA, 1,4-dioxane, and PCE.

Chemical levels in soil gas are determined by measuring the amount of the chemical in a cubic meter of air. TCA was detected at levels up to 70.1 micrograms per cubic meter of air. This is below the residential screening level of 991,000 micrograms per cubic meter of air. 1,4-dioxane was detected at levels up to 4,370 micrograms per cubic meter of air. This is above the residential screening level of 2,500 micrograms per cubic meter of air. PCE was detected at levels up to 1,090 micrograms per cubic meter of

air. This is above the residential screening level of 180 micrograms per cubic meter of air.

Groundwater Investigation Findings. In California, the Regional Water Quality Control Board (Water Board) establishes cleanup goals for protection of the State's water resources.

Volatile Organic Compounds (VOCs). PCE was detected at concentrations ranging from non-detectable levels to 19.1 parts per billion (ppb). This is above its screening level of 5 ppb. TCE was detected at levels up to 1.95 ppb, below its screening level of 5 ppb. Cis-1,2-DCE was detected at levels up of 7.79 ppb, above its screening level of 6 ppb.

DTSC Cleanup Proposal

Soil. Soil containing diesel and motor oil above site cleanup goals will be removed and disposed of at a licensed disposal facility. Soil samples will be collected following the soil removal activities to verify that the cleanup goals have been achieved.

Soil Gas. Soil in areas where PCE and 1,4-dioxane were detected in soil vapor above site cleanup goals will be removed and disposed of at a licensed disposal facility. Soil gas monitoring will be conducted following soil excavation to verify that PCE and 1,4-dioxane levels are below the residential cleanup goals.

Groundwater. Groundwater will be monitored for levels of PCE, TCE and DCE in groundwater migrating beneath the Site from an adjacent property. The existing drinking water well will be closed. A deed restriction will be placed on the property to keep future property owners and tenants from using the shallow groundwater.

CLRRRA Cleanup Process

The California Land Reuse and Revitalization Act of 2004 (CLRRRA) allows eligible parties to cleanup urban properties for future sale or reuse.

Environmental samples are collected to identify the chemicals present and the extent of contamination. Then, a Response Plan is proposed that complies with DTSC's requirements for remediation. The Response Plan identifies the proposal to clean up the property.

Public participation includes a 30-day public comment period for the Response Plan. DTSC considers and responds to all comments received before making a final decision on the cleanup plan.

Response to Comments

After the close of the public comment period, DTSC will prepare a Response to Comments document. This document includes all of the comments received for the Response Plan. It will also provide DTSC's response to those comments. A copy of the Response to Comments document will be placed in the Information Repositories. Anyone who submits comments regarding the Response Plan will receive a copy of DTSC's Response to Comments.

California Environmental Quality Act - Notice of Exemption

A Notice of Exemption (NOE) has been prepared in accordance with the California Environmental Quality Act. This document will be filed with the Governor's Office of Planning and Research, State Clearinghouse. The NOE is DTSC's finding that the proposed cleanup will not have a significant negative impact on the environment or the community.

Anuncio

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

Notice to the Hearing Impaired

TDD users can obtain information about the site by using the California State Relay Service (800) 735-2929 to reach the Public Participation Specialist. Ask them to contact Nancy Cook at (510) 540-3923 regarding the LaVista, LLC Site in Hayward, California.

Information Repositories

The LaVista, LLC Response Plan and related documents can be reviewed at the following locations:

Hayward Public Library
835 C Street
Hayward, CA 94541
(510) 881-7954

DTSC's Berkeley Office
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
(510) 540-3800

For More Information

Please contact one of the following DTSC individuals if you have questions regarding the LaVista, LLC Site.

For questions regarding the Response Plan or the Notice of Exemption, please contact:

Janet Naito
DTSC Project Manager
(510) 540-3833 or
e-mail at jnaito@dtsc.ca.gov

For questions regarding the public participation process, please contact:

Nancy Cook
DTSC Public Participation Specialist
(510) 540-3923 or
e-mail at ncook@dtsc.ca.gov

For media questions, please contact:

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

If you would like to learn more about DTSC, please visit our web site at www.dtsc.ca.gov.