



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, May 2006

## Miraflores Housing Development Cleanup Plan Available For Review

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for the Miraflores Housing Development site (Site), located at South 47<sup>th</sup> Street and Florida Avenue, Richmond, California. (See Site Location Map on page 6).

Investigations at the Site have found that the soil is contaminated with metals, pesticides, and total petroleum hydrocarbons (TPH). The groundwater beneath the Site is contaminated with TPH and TPH-related compounds (such as benzene) and volatile organic compounds (VOCs). DTSC's proposed cleanup will allow the 14-acre Site to be used for residential purposes.

The Draft Remedial Action Plan (RAP) describes the previous investigations and proposed cleanup activities for the Site. DTSC encourages you to review the Draft RAP and other site-related documents, available at the information repositories listed on page 6. This fact sheet provides you with the following information:

- Site Location, History and Investigations
- What is a Draft RAP?
- Cleanup Alternatives Considered
- DTSC Recommended Cleanup Alternative
- Response to Comments
- California Environmental Quality Act – Initial Study/Proposed Negative Declaration

### **PUBLIC COMMENT PERIOD** **May 25, 2006 to June 23, 2006**

We encourage you to review and comment on the Remedial Action Plan. DTSC is holding a 30-day public comment period beginning May 25, 2006 and ending June 23, 2006. Please send your comments postmarked by June 23, 2006, to Homayune Atiqee, DTSC Project Manager, 700 Heinz Avenue, Berkeley, CA 94710 or by e-mail at [hatiqee@dtsc.ca.gov](mailto:hatiqee@dtsc.ca.gov). All e-mailed comments must be sent to DTSC no later than 5:00 pm on June 23, 2006.

### **PUBLIC MEETING** **Tuesday, June 13, 2006**

DTSC will hold a public meeting to discuss the draft Remedial Action Plan. A public meeting will be held on Tuesday, June 13, 2006 at 7:00 pm, at the Richmond Convention Center, Bermuda Room, 403 Civic Center Plaza, at Nevin and 25<sup>th</sup> Streets, Richmond, California. DTSC will consider all public comments before the final cleanup plan is decided. For more information about public participation or the public meeting, please contact Nancy Cook at (510) 540-3923 or e-mail her at [ncook@dtsc.ca.gov](mailto:ncook@dtsc.ca.gov).



## Site Location

The Site is located in a residential area on the eastern side of Richmond, California. The Site is surrounded by Highway 80 to the east, the Bay Area Rapid Transit (BART) commuter rail line to the north, and residences of the Park Plaza Neighborhood to the south and west.

## Site History and Background

The Site consists of three separately-owned properties (the Sakai, Oishi, and Endo parcels) totaling about 14 acres. The Site currently includes about 40 greenhouses, several residences, and numerous structures and buildings which were used to support the nursery operations warehouse.

Plant nurseries began operating at the Site in the early 20<sup>th</sup> century. The Sakai Brothers Rose Company grew roses on its property from the early 1910s until operations ceased in 2003. In 1908, the Oishi family began growing carnations on its property. Approximately half of the existing Oishi greenhouses are still being used for growing carnations. The Endo property was originally developed as part of the Y.U. Mayeda Nursery in the early 1910s. The Endo family acquired the property in the late 1950s or early 1960s and grew carnations and bouquet flowers until 1999. From 2000 until early 2005, the Endo family leased the property to individuals who operated a vegetable and flower garden. Pesticides were used by the various nurseries that have operated at the Site. Underground storage tanks (USTs) were used to store fuel for heating boiler rooms and operating vehicles and equipment.

In 2005, DTSC entered into a Voluntary Cleanup Agreement (VCA) with the Richmond Community Redevelopment Agency, Eden Housing, Inc. and Community Housing Development Corporation of North Richmond. The VCA allows DTSC to oversee the investigation and cleanup of the Site.

## Site Investigations

During the 1980s and 1990s, seven USTs were removed from the Site. Three inactive USTs still remain at the Site and will be removed during Site cleanup activities. From June 2000 through

early 2006, extensive investigations were conducted at the Site. During these investigations, soil and groundwater samples were analyzed for pesticides, metals, total petroleum hydrocarbons (TPH), and volatile organic compounds (VOCs). A survey of structures at the Site was conducted and lead-based paint and asbestos were found to be present. The lead-based paint and asbestos will be removed before cleanup activities begin.

The investigations conducted at the Site have determined that the soil and groundwater are contaminated with:

- metals, primarily lead;
- TPH and TPH-related compounds, including benzene;
- pesticides, primarily dieldrin and DDT.
- VOCs, including perchloroethylene (PCE) and trichloroethylene (TCE):

### Soil Investigation

*Lead:* The lead detected in the soil at the Site appears to be associated with the lead-based paint found on structures. Lead was detected in surface soil next to Site structures at concentrations up to 7,100 parts per million (ppm). This is above the residential cleanup goal of 248 ppm for lead. Organic lead, which is found in gasoline, was detected at 16.8 ppm. This is higher than the residential cleanup goal of 0.0063 ppm for organic lead.

*Pesticides:* Dieldrin and DDT detected in the soil at the Site are associated with the use of these compounds during the nursery operations. These pesticides have been detected beneath areas where pesticides were stored and handled, beneath piping and ditches, and within the greenhouses. Dieldrin was detected at a maximum concentration of 45 ppm, and DDT was detected at maximum concentration of 64 ppm. The residential cleanup goal for dieldrin is 0.175 ppm, and the residential cleanup goal for DDT is 1.6 ppm.

*Total Petroleum Hydrocarbons (TPH):* TPH detected in soil at the Site are believed to have been released from the underground storage

tanks (USTs) which were used at the Site. Gasoline, diesel and motor oil, which are common forms of TPH, were detected in the soil. Gasoline was detected at a maximum concentration of 200,000 ppm, diesel at a maximum concentration of 3,500 ppm, and motor oil at a maximum concentration of 10,000 ppm. These concentrations are higher than the residential cleanup goals of 100 ppm for gasoline, 100 ppm for diesel and 500 ppm for motor oil.

### **Groundwater Investigation**

Nine groundwater sampling wells have been installed at the Site and are being sampled for monitoring regularly.

*Total Petroleum Hydrocarbons:* TPH detected in the groundwater is believed to have been released from the Underground Storage Tanks (USTs) which were used at the Site. There is also evidence that groundwater contaminated with TPH has migrated onto the Site from sources located northeast of the Site. Gasoline has been detected in groundwater sampling wells at concentrations up to 2,300 parts per billion (ppb). This is higher than the drinking water screening level of 100 ppb commonly applied to gasoline.

*Benzene:* Benzene detected in the groundwater is believed to have been released from the USTs which were used during nursery operations at the Site. There is also evidence that groundwater contaminated with benzene has migrated onto the Site from sources located northeast of the Site. Benzene was detected in the groundwater sampling wells at a maximum concentration of 7.3 ppb, which is higher than the State of California Maximum Contaminant Level (MCL) of 1 ppb. The State of California MCLs are drinking water standards designed to protect the health of the public. These standards must be met by public water providers in California.

*PCE:* PCE detected in groundwater samples is believed to have migrated onto the Site from sources located northeast of the Site. PCE was detected at a maximum concentration of 450 ppb

in the groundwater. The State of California MCL for PCE is 5 ppb.

*TCE:* TCE detected in the groundwater samples is believed to have migrated onto the Site from sources located northeast of the Site. TCE was detected at a maximum concentration of 12 ppb in the groundwater. The State of California MCL for TCE is 5 ppb.

### **What is a Draft Remedial Action Plan (RAP)?**

The purpose of a Draft RAP is to identify a preferred cleanup alternative for a Site which prevents or reduces potential risks to public health and the environment. A Draft RAP summarizes previous investigations and identifies the possible cleanup alternatives. Cleanup alternatives are screened and evaluated. The Draft RAP then identifies the alternative DTSC recommends and believes is the most appropriate for the site.

Before DTSC makes a final decision to approve, modify, or deny a Draft RAP, the Draft RAP is made available for public comment during a 30-day public comment period. All comments are reviewed and considered before the Draft RAP is approved.

### **Cleanup Alternatives Considered**

Five alternatives were considered to address contaminated soil and groundwater at the Site. All the alternatives, except Alternative 1, clean up soil to residential standards and include groundwater monitoring.

- Alternative 1: involves “No Action”. This alternative leaves contamination in place and does not address contaminated soil or groundwater.
- Alternative 2: involves a) excavation of contaminated soil; b) on-Site relocation of soil with pesticide concentrations above Site cleanup levels, but below hazardous waste levels; c) disposal of soil with concentrations of TPH and lead above Site cleanup levels, and concentrations of pesticides exceeding hazardous waste levels at a permitted landfill; d) a deed restriction in areas where soil

contaminated with pesticides will be relocated on-Site; e) and groundwater monitoring. The on-Site relocated soil would be placed beneath the City streets that will be constructed.

- Alternative 3: involves a) excavation of the contaminated soil with off-Site disposal at a permitted landfill b) and groundwater monitoring.
- Alternative 4: involves a) excavation of contaminated soil; b) disposal of soil contaminated with lead, TPH, and hazardous levels of pesticides at a permitted landfill; c) treatment of soils with non-hazardous levels of pesticides using low-temperature thermal desorption; d) and groundwater monitoring. Low-temperature thermal desorption involves heating the soil to temperatures that would remove the pesticides.
- Alternative 5: involves a) excavation of contaminated soil; b) disposal of soil contaminated with lead, TPH, and hazardous levels of pesticides at a permitted landfill; c) treatment of soils that have non-hazardous levels of pesticides using bioremediation, d) and groundwater monitoring. Bioremediation involves using naturally-occurring organisms (such as bacteria) to destroy the pesticides in the soil.

At this time, active groundwater cleanup at the Site is not proposed. Additional rounds of groundwater sampling must be performed to determine if groundwater cleanup is needed. The factors that will determine if future groundwater cleanup may be necessary include: if the groundwater beneath the Site becomes a source of drinking water; the effect of soil cleanup activities on groundwater contamination levels; and a comparison of the contamination levels in groundwater to the State of California Maximum Contaminant Levels.

### **DTSC Recommended Cleanup Alternative**

DTSC recommends Alternative 3: a) excavation of contaminated soil with disposal at a permitted landfill, b) and groundwater monitoring, as the preferred cleanup alternative.

This alternative is protective of human health and the environment, cleans up the property to levels that are safe for residential use, is cost-effective and can be readily implemented.

### **Proposed Cleanup Activities**

The following activities would be performed under the recommended alternative:

- Excavation of soil contaminated with pesticides, lead, and petroleum hydrocarbons. The soil would be stockpiled and sampled before being sent for disposal to a permitted landfill.
- Several existing underground storage tanks (USTs) and a hydraulic lift would be removed from the Site and transported to an approved off-Site facility.
- Collection and analysis of soil samples from excavated areas to ensure that cleanup goals have been met.
- Transportation of the contaminated soil to a permitted landfill. The transportation would follow an approved transportation route.
- Dust monitoring and activities to control the amount of dust, including water spraying onto soil and work areas, would be performed during cleanup activities.
- Backfilling of excavated areas with clean soil imported from off-Site sources. The soil will be sampled to ensure that it is clean before being allowed on the Site.
- Groundwater sampling would be performed every three months to monitor water quality beneath the Site.



## Response to Comments

After the close of the public comment period, DTSC will prepare a Response to Comments document. This document will include all of the comments on the Draft RAP received during the 30-day comment period, and DTSC's response to each comment. DTSC will consider all comments before making a final decision on the Draft RAP. This document will be placed in the Information Repositories and a copy mailed to those who submitted comments on the Draft RAP.

## 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

## California Environmental Quality Act – Proposed Negative Declaration

As part of the Draft RAP process, DTSC has prepared an Initial Study and Proposed Negative Declaration as required by the California Environmental Quality Act (CEQA). These documents will be filed with the Governor's Office of Planning and Research, State Clearinghouse. The Initial Study analyzes the potential environmental impacts of the proposed cleanup. The Negative Declaration, which is based on the Initial Study, is DTSC's conclusion that the proposed cleanup would have no significant impact on the environment or community. The Initial Study and Proposed Negative Declaration are open for public comment along with the Draft RAP.

## 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 Miraflores Housing Development Site in Richmond, California.

## Information Repositories

DTSC encourages you to review the Draft RAP, the Initial Study, Proposed Negative Declaration and other site-related documents, available at the information repositories listed below:

Richmond Library  
Main Branch  
325 Civic Center Plaza  
Richmond, CA 94804  
(510) 620-6561

Department of Toxic Substances Control  
File Room  
700 Heinz Avenue  
Berkeley, CA 94710  
(510) 540-3800

## For More Information

For more information about the Site, the cleanup process and related documents please contact:

Homayune Atiqee  
DTSC Project Manager  
(510) 540-3838  
E-mail [hatiqee@dtsc.ca.gov](mailto:hatiqee@dtsc.ca.gov)

For questions regarding the public participation process please contact:

Nancy Cook  
DTSC Public Participation Specialist  
(510) 540-3923  
E-mail [ncook@dtsc.ca.gov](mailto:ncook@dtsc.ca.gov)

For media questions please contact:

Ms. Angela Blanchette  
DTSC Public Information Officer  
(510) 540-3732  
E-mail [ablanche@dtsc.ca.gov](mailto:ablanche@dtsc.ca.gov)

