Fact Sheet
Jan. 2002

San Leandro Boulevard
Source Area
Removal Action Workplan

State Announces the Availability of Removal Action Workplan

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California

California Environmental Protection Agency

INTRODUCTION

The California Environmental Protection Agency, **Department of Toxic Substance Control** (DTSC) has prepared this fact sheet to provide information and seek public comment on the proposed soil cleanup at a site called the San Leandro Boulevard (SLB) Source Area. The SLB Source Area is located adjacent to 2481 San Leandro Boulevard, San Leandro, Alameda County, California. DTSC is the lead agency overseeing the investigation and cleanup at the site.

This fact sheet describes the **Draft Removal Action Workplan (RAW)** and the **proposed Notice of Exemption** prepared pursuant to the **California Environmental Quality Act. (CEQA).** The Draft RAW recommends that contaminated soils above the cleanup levels be excavated and disposed offsite at an approved disposal facility.

Terms in bold are defined in the glossary.

Public Comment Period

DTSC invites the public to review and comment on the draft Removal Action Workplan and proposed Notice of Exemption for the San Leandro Boulevard Source Area during a formal 30-day public comment period being held from:

January 31 to March 4, 2002

Mail written comments no later than March 4, 2002, to:

Jayantha Randeni,
Project Manager DTSC
700 Heinz Avenue, Suite 200,
Berkeley, California 94710-2710
(510) 540-3806
E Mail: JRandeni@dtsc.ca.gov

You may also contact Jesus Cruz,
Public Participation Specialist, at
(510) 540-3933
E Mail: JCruz@dtsc.ca.gov

SITE HISTORY AND DESCRIPTION

During a property evaluation in 1987, contaminated groundwater was discovered under the former Staefa Control System Inc. Site located at 2481 San Leandro Boulevard in San Leandro, California. Subsequent investigations at the Site showed that soil and groundwater contamination exist in the northwest corner of the site (see Figure 1). The source of the contamination is believed to be the former Inter-Coastal Paint Company (IPC), a paint and sealer manufacturing facility, which was located directly north-northwest of the Site during the 1950s and early 1960s. In 1962, a violent explosion and fire destroyed the IPC facility, including the tanks and containers that stored hazardous materials such as solvents.

The main chemical of concern identified is **tetrachloroethylene** (PCE). Investigations in the area revealed PCE concentrations up to 21 ppm (**parts per million**). **Trichloroethylene** (TCE) was also detected in most of the soil samples collected, although present in generally lower concentrations than PCE. The maximum TCE concentration found was 1.7 ppm.

REMEDIAL GOALS

DTSC evaluated the potential risks to human health and the environment associated with the PCE and TCE. The evaluations revealed that the PCE concentration was above health–based cleanup levels, but that the main concern was that the contaminants in the soil would travel down to groundwater and exceed the drinking water standards. Therefore, removal of the PCE and TCE contaminated soil at the site was warranted.

In order to determine cleanup levels for PCE and TCE that would be protective of groundwater quality, modeling equations were used to calculate the acceptable concentrations of the compounds that could be left in place. Based on the results of the calculations, a cleanup level of 1 ppm for PCE in soil is recommended. Similarly, a soil cleanup level of 1 ppm for TCE is also recommended.

Achievement of the cleanup goal is expected to reduce soil concentrations to a level that is protective of public health and groundwater quality.

ALTERNATIVES CONSIDERED

The draft RAW includes an evaluation of the three alternatives described below:

Alternative 1 - No Action. Under this alternative, no remedial actions would be conducted at the SLB Source Area. This alternative is a baseline against which other alternatives are evaluated. Future property use would be restricted.

Alternative 2 - Soil Vapor Extraction. Under this alternative, a treatment system would be installed that would extract the contaminants in the soil using a vacuum well. Future property use would be unrestricted once the cleanup goals were achieved.

Alternative 3 - Soil Excavation with off-site disposal: Under this alternative, contaminated soils above the cleanup goals would be excavated and disposed of at an approved landfill. Future land use would be unrestricted.

The alternatives were evaluated based on effectiveness, ease of implementation, and cost.

Alternative 3 is the most efficient, cost-effective, and implementable alternative. Therefore, Alternative 3 is the recommended alternative.

REMOVAL ACTION

The selected removal action consists of excavating contaminated soils with PCE and TCE concentrations above established cleanup goals. The excavated soil will be sampled and then directly loaded into roll-off bins or trucks and removed from the site. The activities will involve the use of heavy equipment that would be operated by licensed California contractors.

Excavation will occur in two areas. One area is 10 x 10 feet and will be excavated down to a depth of 12 feet. The second area is 40 x 40 feet and is located just adjacent to the smaller area (see Figure 1). This larger area will be excavated down to a depth of six feet. To accommodate the excavation areas, a section of the city sidewalk and the adjacent parking lot will be removed. One lane of traffic will be closed until the 10x10-foot area is backfilled. Confirmation samples will be taken at the bottom of the excavation to confirm that the cleanup goal for both contaminants have been met.

Excavation and loading of soil will be conducted in less than a week. It is estimated that 215 **cubic yards** (approximately 12 truckloads) of contaminated soil will be removed.

Following loading, the soil in the trucks will be covered before the trucks leave the site. The trucks will transport the excavated soil to an approved disposal facility. The parking lot and sidewalk will then be restored to its original state.

Work will be performed in accordance with a site-specific health and safety plan. The plan will comply with both state and federal regulations designed to protect the health and safety of onsite workers and the public.

Contractors will take steps to control dust so that neither workers nor nearby persons will be exposed to dust containing contaminants. Water spray will be used for dust control as necessary.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

DTSC has determined that the proposed cleanup plan is exempt from CEQA, and would have no negative impact on the environment, due to the small volume of soil, the limited area, and the short duration of the removal. Therefore, a proposed Notice of Exemption has been prepared.

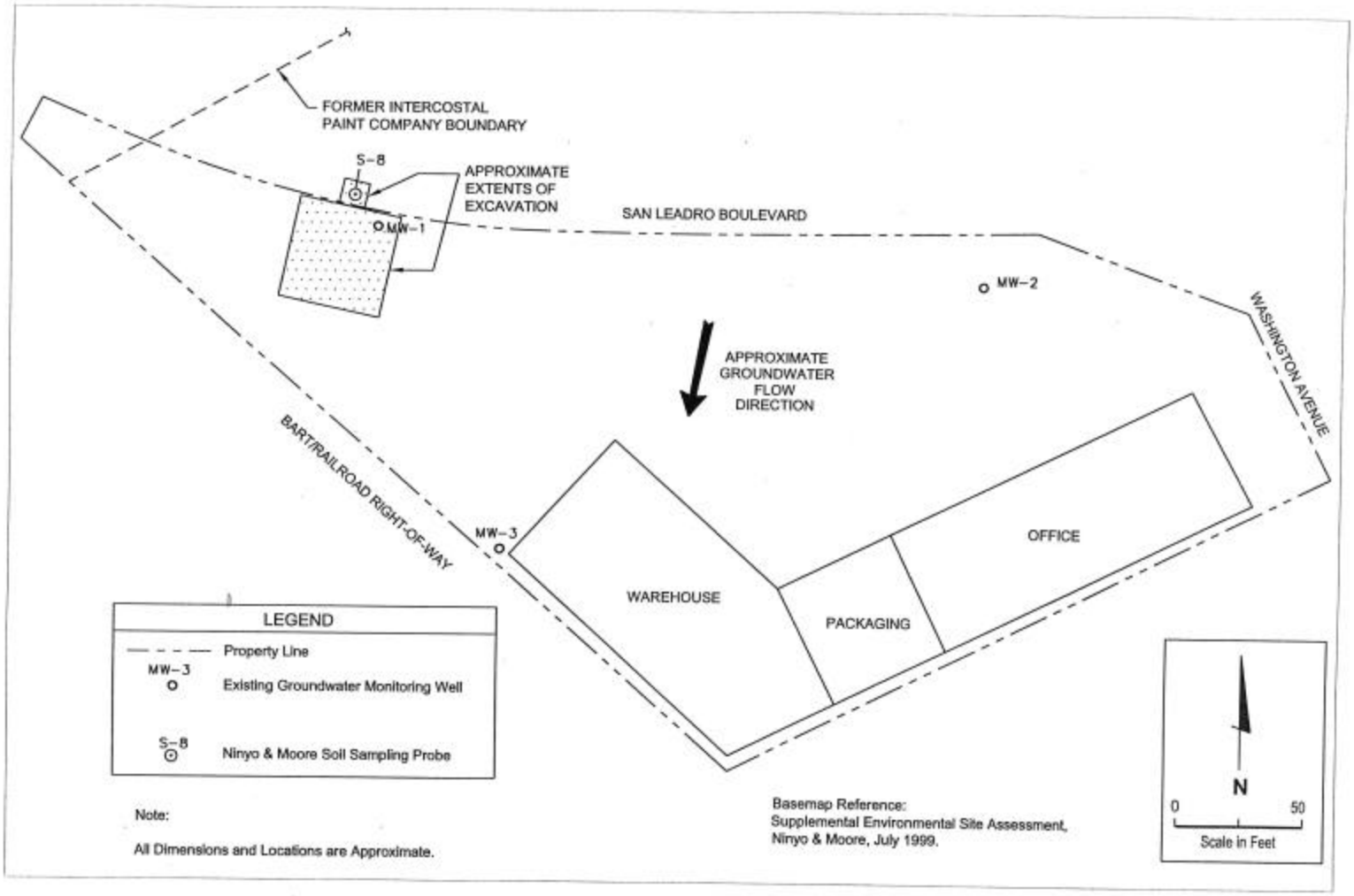

FIGURE 1
EXCAVATION LOCATION MAP

GLOSSARY OF TERMS

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

A law mandating environmental impact review of governmental actions in California. The Act applies generally to all activities undertaken by state and local agencies, and to private activities financed, regulated, or approved by state and local agencies.

CUBIC YARD

A term of measurement. Fifteen cubic yards equals approximately one dump truck load.

DEPARTMENT OF TOXIC SUBSTANCES CONTROL (DTSC)

A department within the California Environmental Protection Agency charged with the responsibility for overseeing the investigation and clean up of hazardous waste sites. DTSC was formerly the California Department of Health Services, Toxic Substances Control.

NOTICE OF EXEMPTION (NOE):

A document prepared in compliance with the California Environmental Quality Act. An NOE is filed when the lead regulatory agency decides that the project falls under the "general rule" exemption. This exemption is applied to activities where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

PARTS PER MILLION (ppm)

A unit of measure commonly used to describe levels or concentrations of chemicals in soil and groundwater. A concentration of 1 ppm is equal to 1 part chemical in 1 million parts of water or soil.

REMOVAL ACTION WORKPLAN (RAW):

A workplan prepared or approved by DTSC that is developed to carry out a removal action, in an effective manner, which is protective of public health and safety and the environment. The removal action workplan includes a plan for conducting the removal action, a description of the onsite contamination, the goals to be achieved by the removal action, and any alternative removal options that were considered and rejected and the basis for that rejection.

TETRACHLOROETHYLENE or PERCHLOROETHYLENE (PCE)

A volatile organic compound that is often used as an industrial degreasing solvent and a dry cleaning agent. Often referred to as "perc", it is considered toxic and affects the central nervous system. It is listed as a cancer-causing chemical under Proposition 65.

TRICHLOROETHYLENE (TCE)

A volatile organic compound that is often used an industrial decreasing solvent. It is toxic and is listed as a cancer-causing chemical under Proposition 65.

VOLATILE ORGANIC COMPOUNDS (VOCs):

Chemical compounds found in a number of products including solvents, degreasers, nail polish, paint thinners, and gasoline. VOCs can also be found in tars, a by-product of the historical gas-manufacturing process. Some VOCs are known to cause cancer in humans. VOCs tend to move easily through soil and groundwater, but when exposed to air they quickly evaporate.

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.

FOR MORE INFORMATION

If you would like more information about the Site, please call Jayantha Randeni, Project Manager, at (510) 540-3806 or Jesus Cruz, Public Participation Specialist, at (510) 540-3933. For media questions, please contact Angela Blanchette at (510) 540-3732.

INFORMATION REPOSITORIES

The Draft Removal Action Workplan and proposed CEQA Notice of Exemption, which are part of the Administrative Record for the site are available for public review at the following locations:

San Leandro Community Library Center
Reference Desk
300 Estudillo Avenue
San Leandro, CA 94577
(510) 577-3490

Department of Toxic Substances Control
File Room
700 Heinz A venue, Suite 200
Berkeley, CA 94710-2710
(510) 540-3800 ***(Call for Appointment)***

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Site by using the California State Relay Service (1-888-877-5378) to reach Jesus Cruz at (510) 540-3933.

Jesus Cruz
Department of Toxic Substances Control
700 Heinz Avenue, Suite 200
Berkeley, California 94710-2710