

STATEMENT OF BASIS

Proposed Final Remedy for Corrective Action

Former Specification Chrome and
Western Plating and Polishing Facilities
694 and 708-738 West Francisco Boulevard
San Rafael, California
Marin County

Prepared by

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1. Introduction

The Department of Toxic Substances Control (DTSC) has prepared this Statement of Basis presenting the proposed final remedy to complete corrective action at the former Specification Chrome and Western Chrome Plating and Polishing facilities located at 694 and 708-738 West Francisco Boulevard in the city of San Rafael, California. This document presents a description of the proposed final remedy and the basis for the selection. DTSC invites the public to comment on the proposed final remedy.

The proposed final remedy consists of the excavation and offsite disposal of soil and recording of a land use covenant (LUC) to limit future use of the property to protect human health and the environment. If approved, the proposed final remedy will cleanup the site for the protection of human health and the environment and allow redevelopment and reuse of the property for commercial industrial uses. No residential, day care, hospitals, nursing homes, or schools are permitted without prior approval of DTSC. After remediation of the site is completed, the property is proposed to be redeveloped into a multi-story building as part of a proposed expansion of the Sonnen Motors automobile sales and service business currently operating on an adjacent property.

DTSC is issuing this Statement of Basis as part of its public participation responsibilities pursuant to the California Health and Safety Code, Chapter 6.5, Hazardous Waste Control. This Statement of Basis summarizes information presented in greater detail in the Corrective Measures Proposal (CMP) dated February 19, 2008, and other documents contained in the administrative record available for review at the information repository located at DTSC's Cypress Regional Office located at 5796 Corporate Avenue, Cypress, California 90630 and online at DTSC's web page at <http://www.dtsc.ca.gov/HazardousWaste/Projects/Western-Plating.cfm> DTSC encourages the public to review these documents in order to gain a more comprehensive understanding of the facility and proposed corrective action activities that have been conducted and are being proposed. Attachment A presents a list of documents available for review at the reference desk at the San Rafael Public Library located at 1110 E Street, San Rafael, CA 94901, City of San Rafael Library located at 50 Canal Street, San Rafael, CA 94901 and DTSC file room located at 5796 Corporate Avenue, Cypress, CA 90630.

2. Proposed Remedy

Baxter will excavate approximately 325 cubic yards of arsenic, cadmium, chromium, hexavalent chromium, nickel, trichloroethylene (TCE), cis-1,2-dichloroethylene (cis-1.2-DCE) and total petroleum hydrocarbon (TPH) impacted soils present in areas exceeding the target soil remediation goals. The depth of the excavation will range from about top soil to 5 feet BGS to achieve the target remediation goals for different contaminants. Post excavation confirmation soil samples will be collected from each removal area to confirm that the cleanup goals are achieved. If necessary, additional soil will be

excavated and additional post confirmation soil samples will be collected until the cleanup goals are achieved. The excavations will be backfilled with clean fill.

Soil exceeding the site-specific cleanup goals for a commercial/industrial land use scenario will be excavated and loaded into dump trucks using an articulated front-end loader or similar piece of equipment. The dump trucks will be licensed hazardous waste haulers. During the excavation and loading of excavated soil real-time dust monitoring will be performed using MIE pDR-1000 particulate monitor (personal DataRAM). An Air Monitoring Plan and a Health and Safety Plan are part of the CMP to be approved by DTSC.

Approximately 27 truckloads of soil will be transported to offsite permitted disposal facilities. All trucks transporting soil for disposal will be covered and will be in compliance with applicable California Department of Transportation (DOT) regulations. The waste manifests and/or Land Disposal Restriction notification forms will accompany each load of soil to the offsite disposal facility. Soils containing hazardous levels of metals or volatile organic compounds will be sent to the Kettleman Landfill, a Class I landfill facility located at 35251 Old Skyline Road, Kettleman City, California. Excavated soils containing petroleum hydrocarbons will be transported to and disposed off at the Hay Road Landfill in Dixon, California. The transportation route to each disposal site was planned to minimize traffic congestion and to avoid residential neighborhoods and schools. A Transportation Plan presenting the route to each of the disposal sites is incorporated into CMP to be approved by DTSC. The soil remediation will take approximately 60 days to complete.

The proposed final remedy also consists of recording a LUC to restrict current and future use of the property to commercial/industrial uses. The covenant will be signed by DTSC and the current owners of the properties and recorded with the Office of the County Recorder. The Covenant will “run with the land” limiting current and future owners and operators of the site to only commercial/industrial land uses.

3. Project Background

The Site includes all of the Baxter Court property located at 708-738 West Francisco Boulevard, San Rafael, CA, and portions of the adjacent Thomas Property located at 694 West Francisco Boulevard, San Rafael, CA affected by past Baxter Court tenant activities, has been used by a variety of tenants over the past 50 years. Prior tenant operations on the Baxter Court portion of the Site included automobile towing and storage, metal plating, auto detailing, motorcycle repair, and general construction offices and warehousing. Operations at two of the previous tenants of Baxter Court, Western Chrome Plating & Polishing (Western Plating) and Specification Chromium Corporation

(Specification Chromium), included treatment and disposal of hazardous plating shop waste using on-site fixed treatment units operated under the State of California Permit-By-Rule (PBR) requirements. The Thomas property portion of the Site was primarily used for car sales or laid dormant. The Sonnen Motors currently owns the Thomas property and is being utilized by Sonnen for automobile parking.

4. Summary of Facility Investigations

Several site investigations were conducted at the Site to evaluate contamination from historical operations. The investigations consisted of collecting and analyzing more than 125 soil samples and 9 groundwater samples. Results of the investigations show that shallow soil is contaminated with the metals arsenic, cadmium, chromium, hexavalent chromium, nickel, volatile organic compounds (VOCs), and petroleum hydrocarbons (PHs). By comparing the investigation results to the site-specific risk-based screening goals thirteen (13) areas were identified where soil containing levels of contamination exceeded the cleanup goals, and therefore, require remedial action before the Site can be used for commercial/industrial use.

The groundwater at the site was found to contain low concentrations of a variety of metals, as well as low concentrations of gasoline range petroleum hydrocarbons (PHg) and methyl-tertiary butyl alcohol (MTBE) toluene, ethylbenzene, and trichloroethane (TCE). By comparing the analytical results to the Environmental Screening Levels (ESLs), arsenic, molybdenum, and nickel are present at concentrations that exceed ESLs. The shallow groundwater beneath site and vicinity is not considered a drinking water source based on its salinity and likely low sustainable yield. The drinking water is supplied by Marin Municipal Water District (MMWD).

5. Summary of Remedial Alternatives

Four remedial alternatives were evaluated in the CMP. The four alternatives for this were:

- 1. Alternative 1:** No Further Action - leave contaminated soil in place with out any land use restrictions.
- 2. Alternative 2:** LUC and Engineering Controls - Leave soil contamination in place with engineering controls, but implement a land use covenant allowing only commercial/industrial uses in the future.

3. **Alternative 3:** Limited Excavation and LUC - Remediate contaminated soils exceeding site specific cleanup goals for commercial/industrial land uses through excavation and offsite disposal; implement a land use covenant allowing only commercial/industrial uses in the future.
4. **Alternative 4:** Complete Soil Removal - Excavate all contaminated soils. Property could be redeveloped for any use.

6. Evaluation of Proposed Remedy and Alternatives

Each remediation alternative was evaluated using nine threshold and balancing criteria. Table 1 presents each alternative and the criteria used to evaluate each alternative.

7. Recommendation for Final Remedy

Based on the evaluation of remediation alternatives, Alternative 3 was selected as the proposed remedy for the site. Alternative 3 consists of the following:

- Excavation and offsite disposal of the impacted soil and backfill of excavation with clean fill.
- Implementation of a land use covenant to limit current and future land use to commercial/industrial uses. The LUC will prohibit against residential, hospital, daycare and schools. The LUC will also include a notification requirement of the presence of chemicals of concern (COCs) in subsurface soils to any contractor engaged to perform subsurface work at the site.

8. Public Participation

The DTSC is soliciting comments from the public on the proposed final remedy presented in the CMP. A public notice in English and Spanish will appear in the Marin Independent Journal. DTSC has scheduled a 30-day public comment period from February 25, 2008 to March 26, 2008, to encourage public participation in the decision process. Please submit written comments and/or questions to:

Mr. Nebu John
DTSC Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, California 90630
(714) 484-5475

Table 1 – Comparative Analysis of Remedial Alternatives

Threshold and Balancing Criteria	Alternative 1: No further action	Alternative 2: Land Use Covenant and Engineering Controls	Alternative 3: Soil Removal and Land Use Covenant	Alternative 4: Complete Soil Removal
Examples of Alternative	Do nothing.	Caps, vertical barriers, slurry walls, surface controls.	Soil removal and Backfilling, and LUC.	Soil removal with onsite or offsite treatment and disposal.
1. Protect Human Health and the Environment/	Is not protective of human health or the environment.	Provides increased protection of human health provided engineering controls are maintained.	Protects human health for intended use of property and prevents additional contamination of the underlying groundwater.	Very protective of human health and prevents additional contamination of the underlying groundwater.
2. Attain Media Cleanup Objectives	Cleanup objectives are not obtained.	Cleanup objectives are not obtained.	Cleanup objectives are obtained quickly by excavation and within a few years by SVE and MNA.	Cleanup objectives are obtained quickly by excavation.
3. Control Source(s) of Releases/ Reduction in Toxicity, Mobility, or Volume of Wastes	Will not reduce toxicity, mobility or volume of contaminants.	Does not reduce toxicity, or volume, may reduce mobility of contamination.	Significantly reduces volume, toxicity and mobility of contamination and significantly reduces potential risk to human health and environment.	Significantly reduces volume, toxicity and mobility of contamination and significantly reduces potential risk to human health and environment.
4. Long-term Reliability Effectiveness	Does not provide long-term effectiveness or reduce short-term risks.	Limits future land use and exposure to contaminants and may reduce short-term risks.	Removal of contamination to site specific risk-based levels from property reduces exposure and eliminates need for engineering controls and reduces short-term risks	Removal of all contaminated soils from property eliminates exposure and neither engineering controls nor land use restrictions are required.
5. Short-term Effectiveness and Short-term Risks	Does not provide short-term effectiveness.	Will allow for immediate reuse of the property.	Potential exposure to construction workers and public. A health and safety plan and dust control plan will be employed to protect construction workers and the public.	Potential exposure to construction workers and public. A health and safety plan and dust control plan will be employed to protect construction workers and the public.
6. Implementability	Requires no remedial action.	Requires approvals from State and local regulatory agencies.	Technical approach is clear and easily implementable. Requires approvals from State and local regulatory agencies.	Large, deep soil excavations to remove all contaminated soils are technically very challenging. Requires approvals from State and local regulatory agencies.
7. Cost	No cost.	Minimal cost.	Acceptable cost relative to Site redevelopment economics.	Maximum cost and may prohibit Site development feasibility.
8. State Acceptance	Not acceptable to State because contamination exceeding health risks levels would remain on site.	Not acceptable to State because contamination exceeding health risks levels would remain on site.	Acceptable to State because it addresses short-term and long-term protection of the community.	Acceptable to State because it addresses short-term and long-term protection of the community.
9. Community Acceptance	Likely not acceptable to the community because contamination will remain on property. Community acceptance will be based on comments received during 30-day public comment period.	Likely not acceptable to the community because contamination will remain on property. Community acceptance will be based on comments received during 30-day public comment period.	Likely acceptable to the community because contamination will be removed from the property. Community acceptance will be based on comments received during the 30-day public comment period.	Likely acceptable to the community because contamination will be removed from the property. Community acceptance will be based on comments received during the 30-day public comment period.

Attachment A

1. Corrective Measures Proposal (CMP)
2. Draft Notice of Exemption - California Environmental Quality Act
3. Fact Sheet
4. Public Notice

Attachment B

TERMINOLOGY

Administrative Record - The documents and information that are considered or relied upon to make a remedy selection decision for a site. These documents are available for public inspection usually at the nearest public library to the site and the DTSC's office.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) - The state agency which is responsible for regulating hazardous waste in California. DTSC has the authority to enforce federal and state hazardous waste regulations.

Cancer Risk - Incremental probability of an individual developing cancer over a lifetime as a result of exposure to a potential carcinogen.

Contaminants of Concern - Chemicals associated with releases from the site, which are of concern due to their current or future potential effects on human health or the environment.

Corrective Action - Action to be taken to investigate and cleanup contaminated releases from hazardous waste treatment, storage, and disposal facilities.

Corrective Action Consent Agreement - A legal agreement signed by EPA and /or DTSC and an individual, a business, or other entity through which the responsible party agrees to perform or to pay the cost of a site cleanup. The agreement describes actions to be taken at a site and can be enforced in court. The agreement does not have to be approved by a judge.

Corrective Measures Proposal (CMP) - A proposal to address the elevated levels of contamination detected at the site submitted by the facility owner/operator.

Deed Restriction - A land use restriction.

Exposure Pathway - The course a chemical takes from a source to an exposed organism.

Environmental Screening Levels (ESLs) – A screening tool for environmental concerns at sites with contaminated soil and groundwater published by California Regional Water Quality Control Board.

Health Risk Assessment - A qualitative and /or quantitative appraisal of the actual or potential health risk from contamination.

Institutional Controls - Non-engineered controls (such as land use restrictions) that help to minimize the potential for human exposure to contamination and/or protect the integrity of a remedy.

Statement of Basis - Document explaining how and why the proposed remedy was selected.

Volatile Organic Compound (VOC) - Any organic compound which vaporizes and reacts with the atmosphere.