



Public Involvement

FACT SHEET, April 2005

DTSC Completes Preliminary Endangerment Assessments for Gaylord Container Corporation

The Department of Toxic Substances Control (DTSC) has completed environmental assessments called Preliminary Endangerment Assessments for three properties owned by Gaylord Container Corporation in Antioch, California. These three properties are located at 1030 Apollo Court and 2101 E. 18th Street in eastern Antioch and are identified as the:

- Agricultural Tract;
- Recreational Tract; and
- Northern and Southern Almond Orchard.

Gaylord Container Corporation is proposing completion of the environmental response program for these three properties.

The environmental assessments were conducted to determine whether historical activities at these properties resulted in the release of hazardous substances at levels that could pose a threat to public health or the environment. Based on the results of these assessments, a legal document called a Deed Restriction will be placed on the Agricultural and Recreational Tracts. The Deed Restriction will place limits and requirements on future use of these properties. An Operation and Maintenance (O&M) Plan was developed for maintaining the parking area on the Recreational Tract. No further action is required for the northern and southern Almond Orchard. DTSC is proposing a Notice of Exemption to comply with the California Environmental Quality Act (CEQA) that states that the project will not have a significant effect on the environment for the final remedy.

PUBLIC COMMENT PERIOD

DTSC is holding a 30-day public review and comment period on the Preliminary Endangerment Assessments (PEAs) for three properties owned by Gaylord Corporation in the Antioch area, a Deed Restriction and a CEQA Notice of Exemption. DTSC will consider and respond to all public comments before making a final decision on these sites.

The Public Comment period is: APRIL 20 to MAY 20, 2005

The complete PEAs, Deed Restriction, Notice of Exemption and other project documents are available at the local information repositories listed on this fact sheet. Please send comments, postmarked by May 20, 2005 to Janet Naito, DTSC, 700 Heinz Avenue, Berkeley, CA 94710. Please submit a written request if you are interested in a public meeting, including the issues to be raised, to Nancy Cook at DTSC, 700 Heinz Avenue, Berkeley, CA 94710 by the end of the public comment period.



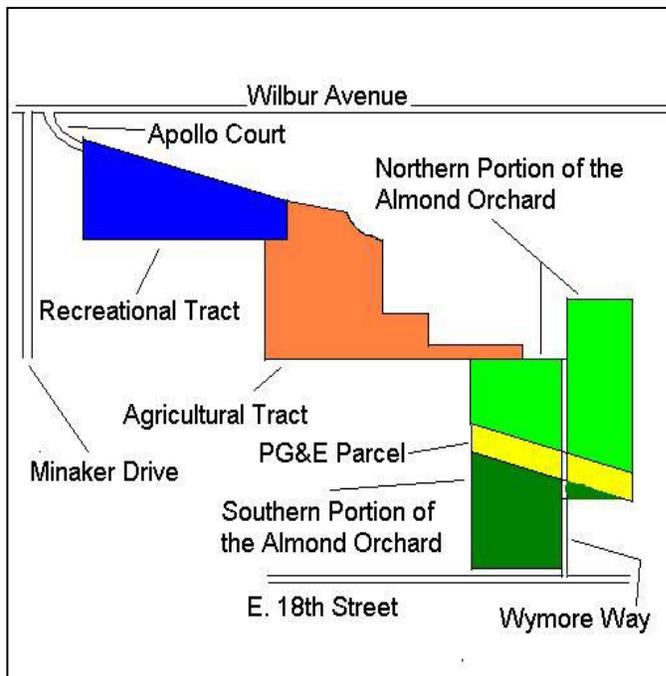
The Agricultural Tract, Recreational Tract and northern portion of the Almond Orchard were recently sold to the Antioch Youth Sports Complex Corporation (AYSCC). The Recreational Tract currently includes community ball fields, bleachers, and a concession stand. AYSCC plans to develop the Agricultural Tract for recreational use and the northern portion of the Almond Orchard as a parking lot for the Sports Complex. There are currently no development plans for the southern portion of the Almond Orchard.

Where Are The Sites Located?

The Recreational Tract, Agricultural Tract and northern portion of the Almond Orchard are located at 1030 Apollo Court in Antioch. The southern portion of the Almond Orchard is located at 2101 E. 18th Street in Antioch.

The approximately 14 acre Recreational Tract is bordered to the south by residential lots, to the north and west by commercial/industrial development, and to the east by the Agricultural Tract.

The approximately 16 acre Agricultural Tract is bordered to the west and south by residential lots and to the north and east by commercial/industrial development.



General Locations of the Agricultural Tract, Recreational Tract, and the Almond Orchard

The approximately 16 acre northern portion of the Almond Orchard is bordered to the east and west by mixed-use properties (residential and commercial), to the north by commercial/industrial development, and to the south by a PG&E parcel.

The approximately 9 acre southern portion of the Almond Orchard located directly south of the PG&E parcel. It is bordered to the south by E. 18th Street and to the east and west by residential lots.

Results of the Preliminary Endangerment Assessments

Two PEAs were conducted for the properties described in this fact sheet. One PEA addressed the Agricultural Tract, Recreational Tract and the northern portion of the Almond Orchard. The second PEA addressed the southern portion of the Almond Orchard.

Agricultural/Recreational Tracts

No health risks were identified based upon past historical operations. The PEA evaluated the chemical levels detected in soil and identified potential health risks only if the tracts were developed for residential and other sensitive uses. Recreational use was evaluated and determined to be safe. A Deed Restriction will be placed on these areas to ensure future development does not include sensitive uses such as residential housing, hospitals, schools or day care centers.

Ongoing maintenance of the parking lot on the Recreational Tract will also be required into the future. A commercially produced material, referred to as "Sierra-Crete[®]," was placed beneath the parking lot during its construction by the City of Antioch as a base material. Sierra Crete[®], which had been used as a road-base material in many locations throughout eastern Contra Costa County, was subsequently found to contain elevated levels of dioxins. Dioxins are formed through both human activity such as fuel combustion or paper manufacturing and through natural processes such as forest fires. Exposure to high enough levels may cause harmful effects such as skin rashes, skin discoloration and possibly cancer. Individuals using the parking lot and Sports Complex will not be exposed to the Sierra Crete[®] because it is covered by the asphalt parking lot.



Northern Portion of the Almond Orchard

To ensure that the parking lot is maintained, the Deed Restriction will contain requirements for operation and maintenance of the parking lot. The Deed Restriction will require the parking lot on the Recreational Tract to be inspected twice a year. Any cracks or degraded pavement exposing the underlying Sierra Crete® must be repaired promptly. The AYSCC is responsible for implementation of these requirements.

Almond Orchard

The PEAs for the northern and southern portions of the Almond Orchard found that there were no chemicals present in soil that were related to historical operations. Thus, these parcels do not pose an unacceptable potential risk to human health and the environment. No restrictions are required by DTSC on future land use.

Certificates of Completion

Three Certificates of Completion will be issued by the DTSC. All three certificates indicate that, subject to certain conditions, no further environmental response actions will be required. The Recreational Tract Certificate of Completion will require ongoing compliance with the O&M Plan and Deed Restriction. The Agricultural Tract Certificate of Completion will

require ongoing compliance with the Deed Restriction. The Almond Orchard Certificate of Completion does not require future use restrictions.

Documents Available for Public Review and Comment

The following documents are available for public review and comment:

- PEA for the Agricultural Tract, Recreational Tract, and Northern Almond Orchard
- Southern Almond Orchard Preliminary Endangerment Assessment
- Deed Restriction for the Agricultural and Recreational Tracts.
- Notice of Exemption

These documents, as well as other documents in the Administrative Record, may be reviewed at the repositories below.

Information Repositories

The Preliminary Endangerment Assessments, Deed Restriction, and other project documents are available for review at:

City of Antioch Public Library
501 18th Street
Antioch, CA 94531
(925) 757-9224

Hours:

Mon-Wed 10:00 a.m. – 8:00 p.m.
Thur 12:00 p.m. – 8:00 p.m.
Fri 12:00 p.m. – 6:00 p.m.
Sat 10:00 a.m. – 6:00 p.m.

DTSC File Room
700 Heinz Avenue, Suite 200
Berkeley, CA 94710
(510) 540-3800

Hours: Mon – Fri 8:00 a.m. – 5:00 p.m.

Please call for an appointment.

For More Information

If you would like more information about these parcels or have questions about the Preliminary Endangerment Assessment, Operation and Maintenance Plan, or Deed Restriction, please contact Janet Naito, DTSC Project Manager, at (510) 540-3833 or email at jnaito@dtsc.ca.gov.

For information about public participation and community involvement, please contact Nancy Cook at (510) 540-3923 or email at ncook@dtsc.ca.gov.

For media questions, please contact Angela Blanchette, DTSC Public Information Officer, at (510) 540-3732 or email at ablanche@dtsc.ca.gov.

Notice to hearing impaired individuals

TDD users can obtain information about the site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist.

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.