



State of California

Department of Toxic Substances Control



# Public Involvement

F A C T S H E E T

August 25, 2005

## Former Gibson Environmental Facility

### Public Comment Period and Public Meeting/Public Hearing

#### Introduction

The California Department of Toxic Substances Control (DTSC) is requesting public comment on the proposed soil and groundwater remedies and the Draft Closure Plan for the former Gibson Environmental Inc. hazardous waste treatment and storage facility (Site) located at 475 Seaport Boulevard at the Port of Redwood City in Redwood City, California (Figure 1). This fact sheet contains information on the Site Background, Draft Closure Plan, and proposed soil and groundwater remedies which were discussed in the Draft Corrective Measures Study/Remedial Action Plan. The fact sheet also lists information repositories, DTSC contacts and mailing list information.

#### Site Background

The DTSC is the lead regulatory agency that oversees the closure activities and corrective action provisions of the Resource Conservation and Recovery Act (the federal hazardous waste control law also known as RCRA) at the Site. DTSC is currently evaluating potential cleanup options to address areas at the Site where contamination has occurred. As part of its evaluation, DTSC used two kinds of risk assessments, a Human Health Risk Assessment and an Ecological Assessment, to determine if chemicals, e.g. benzene, tetrachloroethene, at the Site

### DTSC Requests Public Comment for the Draft Corrective Measures Study Remedial Action and Closure Plans

Comment Period Begins Thursday, August 25, 2005 and Ends Tuesday, October 11, 2005.

DTSC Public Meeting/Public Hearing to be Held Wednesday, September 28, 6:00 p.m. 2005 at Port of Redwood City Administrative Office.

For details on the public comment period and the public meeting/public hearing please see information on page four of this fact sheet.



may be harmful to people or the environment and to establish maximum allowable levels that may remain at the Site where chemicals have been released into the environment. The petroleum-related contaminants at the Site will be cleaned up to levels considered safe for the way the property will be used in the future. The Port of Redwood City (Port) is preparing for the future commercial/industrial redevelopment of the property following the closure and cleanup processes.

## Site Description and History

The 8.9-acre Site currently consists of ten above ground storage tanks, associated pipelines and ancillary equipment and structures, a two-story office building with an attached warehouse, and truck loading facilities. The Site and surrounding areas are zoned for general industrial activities and commercial use. Land use immediately adjacent to the Site consists of commercial offices, a conference center, and yacht club to the west and south, Seaport Boulevard and commercial salt ponds to the east, and a chemical processing facility to the north. Redwood Creek is used as a public marina and a deep-water channel for shipping activities and is located approximately 300 feet west and 200 feet south of the Site.

The Site was a former liquid bulk terminal (LBT) that was active between 1963 and 1995. The LBT was operated by Texaco and others to store and transfer petroleum hydrocarbon fuels from 1963 to 1990. Around 1990, the LBT was converted to a hazardous waste treatment and storage facility handling predominately oil-water mixtures. From 1990 to 1995, Gibson leased the site, stored and treated hazardous wastes from offsite sources under an Interim Status Document (ISD) issued by DTSC.

Gibson abandoned the site in 1995 leaving approximately 10 million gallons of hazardous waste, mainly oily wastewater, in the tanks. The Port, the land owner, assumed responsibility for the cleanup and closure of the Site. DTSC issued a Consent Order in May 1998 requiring the Port to remove the approximate 10 million gallons of hazardous wastes. In September 2004, a Consent Order Supplement requiring the Port to investigate and address potential releases of hazardous wastes to the soil and groundwater was issued by DTSC. In 1993, a RCRA Facility

Assessment (RFA) was conducted by DTSC. In early 2002, the Port's consultant completed an investigation that included preliminary sampling of soil and groundwater. Based upon those findings, DTSC concluded that further investigation was necessary to better understand the contamination at the site and required the Port to conduct a RCRA Facility Investigation (RFI). An RFI Report was submitted to DTSC and approved in February 2004.

The RFI Report documented localized areas of petroleum-related contaminants in shallow soil and/or shallow groundwater consisting of predominately jet fuel, gasoline and diesel. The San Francisco Water Quality Control Board has determined that the shallow groundwater at the Site is not a source of drinking water due to high salt content.

## Corrective Measures Remedy Selection

A Corrective Measures Study/Remedial Action Plan (CMS/RAP) was prepared to evaluate the soil and groundwater cleanup options. The CMS/RAP identified several areas requiring cleanup. As part of the CMS/RAP, four potential cleanup alternatives were developed and evaluated and a preferred cleanup remedy has been recommended. The areas requiring cleanup include: 1) the Truck Rack Area on the south central portion of the site; and, 2) three hot spot areas that include the Petrox Tank Area, the 6,000-gallon underground storage tank (UST) area, and at GWP-9 located southeast of Tank 30953.

Four alternatives are: 1) No Action. No action evaluates what the potential risks would be if the Site was left in its current state. 2) a protective cap over contaminated areas and groundwater and soil gas monitoring, 3) capping, monitoring and extraction trenches, and 4) excavation of the contaminated areas, enhanced biodegradation, groundwater and soil gas monitoring, and land-use restrictions.

The CMS/RAP evaluated four potential remedial alternatives against the following criteria:

- 1) Overall protection of human health and the environment;
- 2) Compliance with federal, state and local laws, regulations and requirements;

- 3) Long-term effectiveness and performance
- 4) Reduction in toxicity, mobility, and volume of contaminants through treatment.
- 5) Short-term effectiveness;
- 6) Implementability;
- 7) Cost;
- 8) Regulatory acceptance
- 9) Community acceptabce; and
- 10) California Health and Safety Code Criteria

Based on the evaluation in the CMS/RAP, DTSC has proposed the fourth alternative as the preferred cleanup method. In addition, DTSC would require the Port to enter into a land use covenant to restrict future land uses only to commercial or industrial purposes. Excavated contaminants would be trucked offsite to a recycling facility. Contaminated groundwater would be treated and discharged under a permit to the sanitary sewer or disposed offsite. Before backfilling the excavations, an oxygen release compound would be applied to enhance biodegradation of remaining contaminants. Confirmation sampling would be performed to verify that cleanup levels had been achieved. Perimeter groundwater monitoring and three soil gas monitoring probes would be installed adjacent to the existing office building/warehouse.

### Closure Process

The Port is required to close storage and treatment units, which include tanks, structures and their ancillary equipment, pursuant to the ISD. The Draft Closure Plan, submitted by the Port and reviewed by DTSC describes how the regulated units will be closed. Proposed closure activities include removal of any remaining wastes, decontamination and demolition of the tanks, equipment and structures. Samples will be collected and analyzed to confirm that structures remaining on site are clean. In addition, soil samples will be collected and analyzed. Contaminated soil will be removed to acceptable risk-based levels that are protective of onsite workers. A land use covenant will be required to restrict the future land uses to only commercial or industrial uses.

### Information Contacts

If you have questions or concerns please contact the following DTSC staff:

Walter Bahm, DTSC Project Manager  
 Department of Toxic Substances Control  
 700 Heinz Avenue, Suite 200  
 Berkeley, California, 94710  
 (510) 540-3957  
[wbahm@dtsc.ca.gov](mailto:wbahm@dtsc.ca.gov)

Randy Sturgeon, DTSC Public Participation Specialist  
 8800 Cal Center Drive  
 Sacramento, CA 95827  
 (916) 255-3649  
[rsturgeo@dtsc.ca.gov](mailto:rsturgeo@dtsc.ca.gov)

### Media Contact

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

**DTSC 45-Day Public Comment Period for  
Former Gibson Environmental Facility at the Port of Redwood City  
DTSC accepts public comments on the  
Draft Closure Plan and Proposed Soil and Groundwater Remedies**

**Comment Period Begins Thursday, August 25, 2005 and Ends Tuesday, October 11, 2005.**

DTSC is accepting public comment on the Draft Closure Plan and proposed soil and groundwater remedies. The public comment period begins Thursday, August 25, 2005 and ends Tuesday, October 11, 2005. Written comments must be postmarked by Tuesday, October 11, 2005 and sent to:

Walter Bahm, DTSC Project Manager

Department of Toxic Substances Control

700 Heinz Avenue, Suite 300

Berkeley, California 94710

Comments can be e-mailed by midnight October 11, 2005, to [wbahm@dtsc.ca.gov](mailto:wbahm@dtsc.ca.gov).

**DTSC Public Meeting/Public Hearing to be Held**

**Wednesday, September 28, 2005 at Port of Redwood City Administrative Office**

Public Meeting/Public Hearing DTSC will hold a public meeting and public hearing for the Draft Closure Plan and the proposed soil and groundwater remedies. The purpose of the public meeting is to present information, answer questions and to discuss the measures submitted for public comment. The purpose of the public hearing is to accept formal public comment. The public meeting begins at 6:00 p.m. followed by the public hearing.

Port of Redwood City Administrative Office, 675 Seaport Boulevard., Redwood City, CA

(650) 306-4150

Response to Comments

DTSC will review and respond to comments in writing. Once a final determination is made DTSC will publish a "Response to Comments". A copy of the "Response to Comments" will be sent to those who submitted comments and to those who request a copy. Copies can be requested by contacting Randy Sturgeon of DTSC at contact information listed in the fact sheet. Copies will also be placed in the information repositories.

**Port of Redwood City 30-day Public Comment Period for the  
Former Gibson Environmental Facility at the Port of Redwood City**

**Port Accepts Public Comments on the  
California Environmental Quality Act Draft Negative Declaration**

**Public Comment Period Began Monday, August 15, 2005 and ends Thursday September 15, 2005.**

The Redwood City Board of Port Commissioners (Port) is the lead agency for the California Environmental Quality Act (CEQA) decision for the Department of Toxic Substances Control's Draft Closure Plan and proposed soil and groundwater remedies. The Port conducted an Initial Study to examine potential environmental impacts for the implementation of these activities. The Port determined that the implementation of these activities would not have any significant impacts on the environment and has prepared a Draft Negative Declaration.

Written comments must be postmarked by Thursday, September 15, 2005 and sent to:

Mr. Don Snaman, Manager of Operations

Port of Redwood City

675 Seaport Boulevard

Redwood City, CA 94063

If you have questions or would like additional information concerning the Proposed Negative Declaration or concerning the Port of Redwood City's former Gibson Environmental Inc. Facility please contact Mr. Snaman at (650) 306-4150, fax (650) 369-7636 or [dsnaman@redwoodcityport.com](mailto:dsnaman@redwoodcityport.com).

**Port of Redwood City to Hold Public Hearing**

**Wednesday, October 5, 2005**

The Port of Redwood City Commission will hold a public hearing to receive public comments on Wednesday, October 5, 2005. The public hearing will begin at 8:00 a.m. and be held at:

Port of Redwood City Office

675 Seaport Blvd.

Redwood City, CA

(650) 306-4150

**Anuncio**

Si prefiere hablar con alguien en español acerca de ésta información, favor de llamar a ..., Departamento de Control de Substancias Tóxicas. El número de teléfono es (818) 551-3842.

Cut out and mail

*ARE YOU ON DTSC'S MAILING LIST?*

If you would like to be on the Port of Redwood City Gibson site mailing list, fill out the information below and mail back to:

Please print name and address clearly.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Comment: \_\_\_\_\_

Please take me off the mailing list.

Note: While the mailing list is solely for DTSC use, the list is considered a public record.

*Notice to Hearing Impaired*

You can obtain additional information by using the California State Relay Service at: 1-888-877-5378.  
Ask them to contact ....

**Notice to Hearing Impaired**

You can obtain additional information by using the California State Relay Service at: 1-888-877-5378.  
Ask them to contact Randy Sturgeon at (916) 255-3649 regarding the Port of Redwood City Former Gibson Environmental Facility.