



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, February 2006

The Collins Property Removal Action Workplan Is Available For Review

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for the Collins Property site (Site), located at 2235 Clement Avenue, Alameda, California. (See Site Location Map on page 2). Investigations found that the soil is contaminated with metals, such as arsenic, lead, and total chromium; total petroleum hydrocarbons (TPH) and semi-volatile organic compounds (SVOCs). DTSC is proposing remediation that will clean the property for future residential use.

The proposed Draft Removal Action Workplan (RAW) describes the previous investigations and proposed remedial activities for the Site. DTSC encourages you to review the Draft RAW and other site-related documents, available at the information repositories listed on page 4. If you have questions about this site, please contact Edgardo Gillera, DTSC Project Manager, at (510) 540-3826 or by email at egillera@dtsc.ca.gov. This fact sheet will provide you the following information:

- Site Location, History and Investigations
- Draft Removal Action Workplan (RAW)
- DTSC Proposed Cleanup Alternatives
- DTSC Recommended Cleanup Alternative
- Response to Comments
- California Environmental Quality Act – Notice of Exemption

PUBLIC COMMENT PERIOD

February 22, 2006 to March 24, 2006

We encourage you to review and comment on the Draft RAW. DTSC is holding a 30-day public comment period beginning February 22, 2006 and ending March 24, 2006. Please mail written comments to: Edgardo Gillera, DTSC Project Manager, 700 Heinz Avenue, Berkeley, California, 94710, postmarked by March 24, 2006 or by email at egillera@dtsc.ca.gov. All emailed comments must be received no later than 5 p.m.

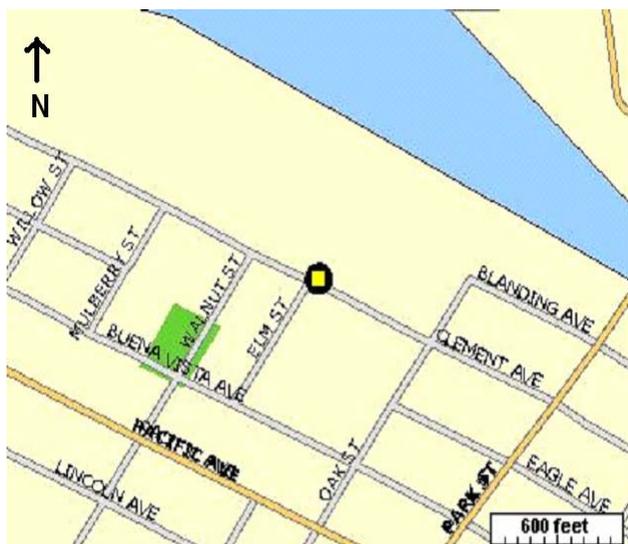
For information about public participation and community involvement, please contact Nancy Cook, DTSC Public Participation Specialist, 700 Heinz Avenue, Berkeley, CA 94710, at (510) 540 3923 or by email at ncook@dtsc.ca.gov. A public meeting will be considered if a written request identifying the issues to be raised is made to Nancy Cook by March 24, 2006.



Site Location

The Collins Property site is located in a mixed light industrial and residential zone near the northeastern municipal limits of Alameda. The Site is surrounded by a tidal canal to the north, a warehouse complex to the south, an office building to the east and a vacant lot to the west.

Site Location Map



Site History and Background

Historical information on the Collins Property site indicates that it was originally used for agricultural purposes. In 1905, George A. Dow Pumping Engine Company began operation at the Site. By 1910, it was used for industrial businesses and office space. By 1917, operations at the Site were converted to diesel engine manufacturing for marine vessels.

In 1932, portions of the Site were leased to the Van Neil Brass Casting Company, who operated a foundry. In 1941, the Pacific Coast Engineering Company moved from Oakland onto the Site where they produced dredging equipment, marine machinery, harbor tugs, ship sections, and the world's first high-speed dockside cranes.

From 1966 through 1981 the Site was owned by Pacific Coast Engineering. During that time, the machine shop was expanded to Clement Avenue

and the western property line. Multiple tenants have occupied the Site since 1981.

Site Investigations

Environmental investigations were conducted at the Site between 1989 and 2002. Results of these investigations determined that the soil and groundwater at the Site were impacted with:

- metals, such as arsenic, lead and total chromium;
- TPH compounds such as benzene, toluene, ethylbenzene and xylenes; and
- semi-volatile organic compounds (SVOC), such as naphthalene, 2-methylnaphthalene, chrysene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene and dibenzo(a,h)anthracene.

Various cleanup activities were conducted during this time without DTSC oversight.

From June 2002 through August 2002, a two phase investigation was conducted at the Site. During both phases, soil and groundwater samples were analyzed for TPH, VOCs, polychlorinated biphenyls (PCB), SVOCs, and metals.

Results showed that SVOCs and metals were detected in the soil and groundwater. TPH was found in the soil. PCBs were detected in imported soils stockpiled on the Site.

In 2004, DTSC became the regulatory agency overseeing the cleanup of this site so it could be used for residential use. The Draft RAW describes the proposed cleanup of SVOCs, metals and TPH in the soil.

SVOCs and metals were detected in the groundwater six feet beneath the Site. The groundwater beneath the Site does not meet drinking water standards and has no beneficial use. No remediation activities are planned for the groundwater at this time.

Draft Removal Action Workplan

The primary objective of the Draft RAW is to evaluate cleanup alternatives and to identify a preferred alternative which prevents or reduces potential risks to public health and the environment. A Draft RAW summarizes previous studies and identifies the possible removal alternatives. Removal alternatives are screened and evaluated on the basis of their effectiveness, ability to implement and cost. The Draft RAW then identifies the alternative DTSC recommends and believes is the most appropriate for the site.

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

Proposed Cleanup Alternatives

Five alternatives were evaluated to address contaminated soil at the Collins Property Site.

- Alternative 1 is “No Action”. This alternative leaves contamination in place and does not address the problem.
- Alternative 2 involves installation of an impervious cap. This alternative isolates contaminated soil by sealing the contaminated soil beneath an impervious cap. This option leaves contaminated soil on the site.
- Alternative 3 involves excavation of the contaminated soil to commercial/ industrial standards with offsite disposal.
- Alternative 4 involves excavation of contaminated soil to residential standards with offsite disposal.
- Alternative 5 involves excavation of contaminated soils to commercial/ industrial standards. The excavated soil will be treated on-site with lime and cement to reduce the solubility of lead in the soil. The treated soil would then be consolidated beneath an impervious cap.

DTSC Recommended Alternative

DTSC believes Alternative 4, excavation and offsite disposal of contaminated soils is the preferred cleanup method and cleans the Site for future residential use.

This alternative is most protective of human health and the environment, cleans up the property to unrestricted land use and is cost effective and can be readily implemented.

Proposed Activities:

Following activities are proposed:

- Excavation and disposal of soil from three areas of the property. Maximum excavation depth is 7-feet below ground surface.
- Collection of confirmation soil samples to verify site specific cleanup goals have been met.
- Characterization of four soil stockpiles for offsite disposal.
- Airborne dust monitoring will be conducted during excavation activities and throughout the daytime work schedule.
- Dust suppression activities, consisting of water spraying onto soil and work areas, will be conducted during excavation.
- Backfilling of excavated areas with clean soil.
- Grading to restore Site to original grade.

Response to Comments

After the close of the public comment period, DTSC will prepare a Response to Comments document. This document includes all of the comments we receive about the Draft RAW during the 30-day comment period. DTSC will consider all comments before making a final decision on the Draft RAW. All of the comments received will be included in the Response to Comments document. This document will be placed in the Information Repositories.

California Environmental Quality Act – Notice of Exemption

As part of the Draft RAW process, a Notice of Exemption (NOE) has been prepared in accordance with the California Environmental Quality Act (CEQA). This document will be filed with the Governor's Office of Planning and Research, State Clearinghouse. The NOE is DTSC's finding that the proposed cleanup would have no impact on the environment or community.

Information Repositories

DTSC encourages you to review the Draft RAW, the Notice of Exemption and other site-related documents, available at the information repositories listed below:

Alameda Library
2200 Central Avenue
Alameda, CA 94501
(510) 747-7777

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

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

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

Edgardo Gillera
DTSC Project Manager
(510) 540-3826
Email egillera@dtsc.ca.gov

For questions regarding the public participation process please contact:

Nancy Cook
DTSC Public Participation Specialist
(510) 540-3923
ncook@dtsc.ca.gov

For media questions please contact:

Ms. Angela Blanchette
DTSC Public Participation
(510) 540-3732
ablanche@dtsc.ca.gov

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 Collins Property site in Alameda, California.