



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

Cleanup of the Harbor Park Development, Former Johns Manville Site

Harbor Park Development, formerly known as the Johns Manville Plant Site, is located in Pittsburg in a mixed industrial and residential area and consists of two properties, the Plant Site and the North Parcel. The Plant Site consists of four industrial buildings and a warehouse. The North Parcel is made up of vacant land. The property is located at 420 East 3rd Street in Pittsburg, California (see site map on page 2, Figure 1.) The Plant Site parcel was recently rezoned from industrial to residential land use for future development as a residential subdivision. Contaminants at the Plant Site include petroleum hydrocarbons and the volatile organic compounds. DTSC is overseeing the cleanup activities under a Voluntary Cleanup Agreement.

The Draft Removal Action Workplan (Draft RAW) describes in detail the investigation and recommendations to cleanup the contamination on the Plant Site parcel only. The Draft RAW is available for your review at the Information Repositories listed on page 4. If you have questions about this site, please contact Mr. Patrick Lee at (510) 540-3847. This Fact Sheet will provide you with the following information:

- Site Description and Background
- Site Investigation
- What is a Draft RAW
- DTSC Recommendations
- California Environmental Quality Act (CEQA)
Proposed Negative Declaration

Public Comment Period and Public Meeting Date

We encourage you to review and comment on the Draft Removal Action Workplan and the proposed Negative Declaration and Initial Study for the former Johns Manville Plant Site. Written comments will be accepted during the 30-day public comment period which begins on February 2, 2006 and ends on March 3, 2006.

A public meeting is scheduled to provide information regarding the Draft RAW. Oral comments can also be provided during the public meeting to be held:

February 16, 2006 at 7:00 PM to 9:00 PM
Pittsburg City Hall, City Council Chambers
65 Civic Avenue, Third Floor
Pittsburg, California

Please send your written comments to Patrick Lee, DTSC Project Manager, 700 Heinz Avenue, Berkeley, CA 94710-2721 (510) 540-3847 or email him at plee1@dtsc.ca.gov. You may also contact Richard Perry, DTSC Public Participation Specialist at (510) 540-3910 or email him at rperry@dtsc.ca.gov.



Site Description and Background

The Plant Site was in industrial use from approximately 1925 until its closure in 2003; the site is currently inactive.

Operations began with the manufacturing of asbestos-cement products, wood fiber and asbestos roofing felts, asphalt roofing material and asbestos-containing pipe covering. Manufacture of asbestos-containing material ended in 1980, after which the facility manufactured non-asbestos roofing materials.

Site Investigations

Site investigations between 1986 and 2004 have included over 100 soil samples and 28 groundwater samples. Although soil and groundwater investigations initially evaluated site-wide conditions, these investigations have more recently focused on the primary area of concern at the site, a former evaporation pond in the southeastern portion of the Plant Site.

Historically, the evaporation pond was used to dispose of petroleum hydrocarbons generated from the asphalt shingle manufacturing processes. The pond was closed and filled in approximately 1963.

The primary chemicals identified in soil samples include petroleum hydrocarbons (diesel, motor oil, and oil and grease) and volatile organic compounds (VOCs) such as benzene, toluene, ethylbenzene, and xylenes (BTEX). Asbestos materials, polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs) were found within the former evaporation pond.

Groundwater sampling has identified chemicals similar to those found in the soil at the site; primarily petroleum hydrocarbons and BTEX in the area of the former evaporation pond.

In 2004, a soil and groundwater study was performed in the former evaporation pond and product storage area. Based on this investigation, petroleum hydrocarbons were identified in the former evaporation pond



Figure 1: Former Johns Manville Plant Site Map

A treatability study to determine whether petroleum hydrocarbons could be recovered was conducted under DTSC oversight in 2005. Approximately 500 gallons of petroleum hydrocarbons were recovered from the former evaporation pond using a vacuum system. Detailed information about this treatability study can be reviewed in appendix A of the Draft RAW.

Removal Action Workplan

What is a Draft RAW

The Draft RAW evaluates cleanup alternatives which prevent or reduce 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 Plant Site.

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

Alternatives Considered

Four alternatives were considered to clean up the contaminated soil at the site for future residential development:

- The first alternative is to take no action. This alternative will leave the contamination in place and restrict future use of the property to industrial use only;
- The second alternative is to remove the contaminated soil and transport it off-site to an approved landfill;
- The third alternative is to place the contaminated soil on the adjacent, North parcel; and
- The fourth alternative is to remove the contaminated soil and create a berm on-site, known as the Eastern Boundary Berm.

The draft RAW also evaluated four alternatives to cleanup the groundwater at the site:

- The first alternative was to take no action to clean the groundwater;
- The second alternative was to pump and treat the contaminated groundwater;
- The third alternative proposed was to have monitored natural attenuation (breakdown); and
- The fourth alternative was natural attenuation with no groundwater monitoring.

These alternatives were evaluated for overall protection of human health and the environment, compliance with existing laws and regulations, effectiveness to clean up the contamination, the ability to implement the cleanup and cost.

DTSC's Recommendation

Soil/ Fill Materials

DTSC believes that the fourth alternative, known as the Eastern Boundary Berm is the recommended alternative. Under this alternative,

fill materials within two areas of concern, the former evaporation pond and former asbestos product storage area, would be excavated and contaminated soil consolidated on site in an engineered berm. This berm would be located along the eastern site boundary, adjacent to Harbor Street.

Land use restrictions limiting access to and use of the bermed area would be put into effect through a Land Use Covenant between DTSC and the site owner. Additionally, an operation and maintenance agreement will be put in place to ensure that the berm is maintained and inspected on a regular basis. Any breach of the berm will be repaired immediately.

Selection of this alternative is based primarily on its protectiveness of human health and the environment, demonstrated effectiveness, consistency with future land use, cost-effectiveness, and ease and speed of implementation.

Groundwater

DTSC recommends the selection of the fourth alternative of natural attenuation with no groundwater monitoring provided that the removal of materials from the evaporation pond reduces groundwater contamination below drinking water standards. The groundwater would be restricted from use. Selection of this alternative is based primarily on its protectiveness of human health and the environment, demonstrated effectiveness, consistency with future land use, cost-effectiveness, and ease and speed of implementation.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has determined that the proposed removal action would not have a significant effect on public health or the environment. Therefore, DTSC has prepared a Negative Declaration for this project. The proposed Negative Declaration and Initial Study are also open for public comment.

Next Steps

You have the opportunity to review and comment on the Draft Removal Action Workplan. A 30-day public comment period ends March 3, 2006. During this time, you can review and send comments to us regarding your questions and thoughts about the proposed cleanup option. Your comments must be postmarked no later than March 3, 2006 to Mr. Patrick Lee, 700 Heinz Avenue, Berkeley, California 94710. All comments received during the comment period are considered by DTSC before making a final decision on approving, amending or denying the RAW. Once a decision has been made a "Response to Comments" document will be sent to those who submitted comments or questions.

ANUNCIO

Si prefiere hablar con alguien en español acerca de esta información, favor de llamar a Jacinto Soto, Departamento de Control de Sustancias Tóxicas. El número de teléfono es (510) 540-3842.

Notice to hearing impaired

TDD users can obtain information about the site by using the California State Relay Service at (888) 877-5378. Please ask to speak with Richard Perry at (510) 540-3910.

Information Repositories

The Draft RAW, proposed Negative Declaration, Initial Study and related documents can be reviewed at the following locations:

Pittsburg Library
80 Power Avenue
Pittsburg, California 94565
(925) 427-8390

DTSC File Room
700 Heinz Avenue
Berkeley, California 94710
Call (510) 540-3847

FOR MORE INFORMATION

Please contact any of the following DTSC individuals with any questions or concerns you may have regarding this project.

For questions regarding the Draft RAW or related documents, please contact:

Patrick Lee
Project Manager
(510) 540-3847
Plee1@dtsc.ca.gov

For questions regarding the public participation process, please contact:

Richard A. Perry
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For media questions, please contact:

Angela Blanchette
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