

# COMMUNITY UPDATE

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

## Draft Removal Action Workplan Available for Navistar International in Richmond, CA

The California Department of Toxic Substances Control (DTSC) is overseeing a proposed cleanup plan for Navistar International Transportation (Site), 830 Marina Way South, Richmond, California 94804. A Draft Removal Action Workplan (RAW) has been prepared for the Site. The Draft RAW describes the investigations and proposed cleanup activities for the Site. DTSC wants you to review and comment on the Draft RAW

In 1947, International Harvester began using the Site for storage and distribution of parts for heavy trucks, industrial power equipment, agricultural tractors and equipment, and refrigeration equipment. In 1986 International Harvester became Navistar International and continued using the Site as a distribution warehouse for parts and equipment. This use continued through 2006, when Navistar International left the property. The Site has been vacant since 2006. Future plans for the Site include construction of 193 attached and detached 3 story homes and a 2 story business suite. This will require demolishing the existing industrial building, railroad spur and parking lots.

As part of the development process, contaminated soil at the Site must be cleaned up to protect human health and the environment. DTSC determined that cleanup is necessary after tests showed unsafe levels of arsenic, lead, total petroleum hydrocarbons and benzene in soils on portions of the Site.

This fact sheet provides you with:

- Site history;
- Toxics found in soil;
- Methods considered to clean up the soil;
- The proposed cleanup plan;
- Summary of proposed cleanup activities;
- Public Meeting and Next Steps.

### Public Comment Period



**May 6 to June 6, 2016**

Please submit your comments by **5:00 PM, June 6, 2016** to:

**Daniel Murphy,**  
**700 Heinz Avenue, Berkeley,**  
**California, 94710**  
**(510) 540-3772,**

[Daniel.Murphy@dtsc.ca.gov](mailto:Daniel.Murphy@dtsc.ca.gov)

#### **RAW PUBLIC MEETING:**

**May 16, 2016,**  
**6:30 to 8:30 PM**  
**Richmond Field Station,**  
**Room 445**  
**Richmond, California**

This meeting is an opportunity for the community to ask questions, provide input, and learn more about the draft RAW.

For information about public participation, please contact:  
**Wayne Hagen, DTSC Public Participation Specialist,**  
**(510) 540-3911, toll free at**  
**(866) 495-5651,**

[Wayne.hagen@dtsc.ca.gov](mailto:Wayne.hagen@dtsc.ca.gov)

## **Site History**

The nearly 10 acre Site contained residences as early as 1939. By 1944 the present-day building had been constructed as part of World War II shipbuilding efforts and was known as Warehouse A, one of nine warehouses associated with the shipyard. Warehouse A was used to store various fittings, electrical equipment, and welding materials. In 1947, International Harvester began business at the Site. This included storage and distribution of parts for heavy trucks, industrial power equipment, agricultural tractors and equipment, and refrigeration equipment. In 1986 International Harvester became Navistar International and continued using the Site as a distribution warehouse for parts and equipment. This continued through 2006, when Navistar International left the property. The Site has been vacant since 2006.

In 1994, a leaking underground storage tank (UST) was discovered during the removal of a clarifier in the southeastern portion of the property. The leak discovery was reported to Contra Costa County Department of Health Services in May of 1994 and a UST removal permit was issued December 1996. Results of soil sampling conducted at the time of removal found total petroleum hydrocarbon (TPH) and fuel-related volatile organic compounds (VOC) in the soil. These toxics were never removed because they were too near the building. The San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) issued a No Further Action finding in July, 1997. Sampling done since that time confirms the VOCs and TPHs are still in the area of the former UST.

## **What is the Contamination?**

Environmental studies of the Site began in 1996. High levels of lead and arsenic were found in soils near the former railroad spur and the southeast corner of the eastern warehouse section. High levels of TPH were found in the former truck scale area, and the former UST/Clarifier area. High levels of benzene in soil vapor were identified within the UST/Clarifier area

## **What Can Be Done to Clean It Up?**

The primary objective of a Draft RAW is to evaluate cleanup alternatives and to identify a recommended cleanup plan which prevents or reduces risks to public health and the environment. Cleanup alternatives are evaluated on the basis of their effectiveness, ability to be implemented, and cost. A Draft RAW identifies the cleanup plan that DTSC recommends. Before DTSC makes a final decision to approve, modify, or deny a cleanup plan, the Draft RAW is made available to the public for review during a public comment period. All comments are reviewed and considered before the Draft RAW is approved.

## **Cleanup Alternatives Considered**

Three cleanup alternatives were evaluated in the Draft RAW for the Former Navistar International Transportation Site.

### ***Alternative 1 - No Action***

This alternative would involve no cleanup action on the Site. It would remain in its current condition.

### ***Alternative 2 – Containment and Capping***

The planned redevelopment of this site includes underground utilities and stormwater drains throughout the property. This alternative requires excavation, consolidation, and compaction of approximately 1,962 cubic yards of soils and installing a two-foot engineered soil cover with pavement. A land use restriction would be required to ensure that the cap is operated and maintained and that future uses of the property are consistent with the operation and maintenance of the cap. A DTSC approved operation and maintenance plan providing financial assurance for future operation and maintenance of the cap would also be required.

### ***Alternative 3 – Soil Excavation and Disposal With Vapor Intrusion Mitigation***

This alternative consists of removing and transporting contaminated soil to a permitted facility for disposal. Standard excavation equipment (excavator, backhoe,

grader, etc.) will remove the contaminated soil. Clean fill would be brought into the Site. This alternative includes passive vapor mitigation for control of VOCs into Site buildings.

### **Recommended Alternative**

DTSC recommends Alternative #3 as the preferred cleanup alternative for the Site. DTSC believes that this alternative protects human health and the environment, is cost effective, and can be readily implemented.

### **Summary of Proposed Draft RAW**

If the plan is approved, you can expect to see the following activities:

- Following demolition of the warehouse building, excavation of about 1,962 cubic yards of contaminated soil from identified locations;
- Segregation and stockpiling of soils;
- Soil sampling, and excavation of additional soil as necessary.
- Loading and hauling of contaminated soil to an appropriate disposal facility.
- Grading, backfilling and compacting excavated areas using clean, imported fill material.
- Soil will be sprayed with water to prevent dust from becoming airborne. Air monitoring will occur during the removal action to prevent exposure to contaminated dust.

### **California Environmental Quality Act (CEQA)**

The City of Richmond prepared a CEQA Initial Study and Mitigated Negative Declaration (approved July 20, 2015). As a Responsible Agency under CEQA, DTSC independently reviewed the CEQA documentation and determined that the Draft RAW project will not result in a significant impact on the environment. A Notice of Determination will be filed with the State Clearinghouse after project approval.

### **Next Steps**

A public meeting for the Draft RAW has been scheduled for **Monday, May 16, 2016, 6:30 to 8:30 PM at the Richmond Field Station, Room 445, Richmond, California.** This public meeting is an opportunity for members of the community to ask questions, learn more about the project, and submit comments on the Draft RAW. DTSC will not make a final decision on the Draft RAW until all public comments have been reviewed and considered. Following review of the public comments, DTSC will prepare a Response to Comments document that will be sent to all those who comment. The Response to Comments is DTSC's formal written response to all comments received and becomes part of the official administrative record.

### **How Can I Find Out More?**

This notice is being sent to you for informational purposes. A complete record of the Site can be found at the following locations:

**Department of Toxic Substances Control**  
**700 Heinz Avenue**  
**Berkeley, CA 94710-2721**  
**(510) 540-3800 (call for appointment)**

**Richmond Public Library**  
**325 Civic Center Plaza**  
**Richmond CA 94804**

**Reference desk at (510) 620-6561**

**Envirostor:** view Site documents on DTSC's EnviroStor database at: [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=60002097](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60002097)

Sign up for DTSC email alerts notifying you when new documents are available by clicking at the top right link on the EnviroStor report page for this Site.

**For More Information:**

For information about the Site, contact:

Daniel Murphy, DTSC Unit Chief, (510) 540-3772, or [Daniel.Murphy@dtsc.ca.gov](mailto:Daniel.Murphy@dtsc.ca.gov)

For questions regarding public participation contact:

Wayne Hagen, DTSC Public Participation Specialist, (510) 540-3911, toll free at (866) 495-5651, or

[Wayne.hagen@dtsc.ca.gov](mailto:Wayne.hagen@dtsc.ca.gov)

For media questions, contact:

Jorge Moreno, DTSC Public Information Officer at (916) 327-4383, or [Jorge.moreno@dtsc.ca.gov](mailto:Jorge.moreno@dtsc.ca.gov)

*Si prefere 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.*

*Navistar International Property with Areas to be Eavacated Shown*

