



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, March 2007

Port of Oakland Berths 25 & 26 Cleanup Plan Available For Review

The Department of Toxic Substances Control (DTSC) is proposing a cleanup plan for the Port of Oakland Berths 25 & 26 (Site). The 6.5 acre parcel is located at the Port of Oakland Berths 25 and 26, at 2500 Seventh Street, Oakland, California. (See inserted Site Location Map.) Investigations at the Site have found that the soil is contaminated with volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The groundwater is contaminated with VOCs such as tetrachloroethene (PCE) and its degradation products such as trichloroethene (TCE), dichloroethene (DCE) and vinyl chloride. Soil gas has also been determined to contain PCE and TCE.

The Draft Removal Action Workplan (RAW) describes the previous investigations and proposed cleanup activities for the Site. DTSC encourages you to review the Draft RAW, California Environmental Quality Act (CEQA) Notice of Exemption 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 e-mail at egillera@dtsc.ca.gov.

This fact sheet provides you with information on the Site history and investigation, the Draft RAW, DTSC cleanup alternatives and recommendation, and CEQA Notice of Exemption.

PUBLIC NOTICE MARCH 12, 2007 TO APRIL 11, 2007

We encourage you to review and comment on the Draft Removal Action Workplan. DTSC is holding a 30-day public comment period **March 12, 2007 through April 11, 2007**. Please mail written comments to Edgardo Gillera, DTSC Project Manager, 700 Heinz Avenue, Berkeley, California, 94710 or by phone at (510) 540-3826. All comments must be postmarked by April 11, 2007. All e-mailed comments should be sent to egillera@dtsc.ca.gov no later than 5:00 pm on April 11, 2007.

For information about public participation and community involvement, please contact Nancy Cook, DTSC Public Participation Specialist, 700 Heinz Avenue, Berkeley, California, 94710 or by phone at (510) 540-3923 or by e-mail at ncook@dtsc.ca.gov. A public meeting will be considered if a written request identifying the issues to be raised is received by Nancy Cook by April 11, 2007.



Site Location

The Site is located in an industrial area in the Oakland's Outer Harbor. The Site is surrounded by San Francisco Bay's Outer Harbor to the west, Oakland Army Base to the east, Port of Oakland's Berth 24 to the north and Berth 30 to the south.

Site History and Background

The Site was originally submerged tidal marshland. In 1918, Parr Terminal Company leased approximately 70 acres of land along the waterfront from the Port of Oakland. The company used it for shipping and receiving. In 1934, this parcel became the Seventh Street Unit and Oil Pier which handled bulk items such as scrap metal, mineral ores and fertilizers.

In 1959, McGuire Chemical Company leased two acres of the land for blending and packaging of chemicals. The chemicals were stored in above ground tanks. All operations by McGuire ceased in 1974. The Site and areas to the north, east and south are currently used as marine container terminals.

Site Investigations

Environmental investigations were conducted at the Site between 1998 and 2006. Investigations conducted between 1998 and 1999 revealed the presence of a dark oily material in the soil. DTSC became the regulatory agency overseeing the site investigation and cleanup in 2001.

At that time, soil and groundwater were analyzed for metals, total petroleum hydrocarbons (TPH), VOCs and PAHs. A soil gas investigation was conducted in 2006 to determine impacts to air quality in the vicinity of the VOC groundwater plume beneath the Site.

Results of DTSC investigations determined that the soil, groundwater and soil gas at the Site are impacted with the following contaminants:

- VOCs such as PCE, TCE, DCE, and vinyl chloride
- TPH as gasoline, diesel and motor oil
- metals
- PAHs such as benzo(a)pyrene and dibenzo(a,h)anthracene

Soil

DTSC uses US Environmental Protection Agency Region 9 Preliminary Remediation Goals (PRGs) as a screening level to determine the extent of contamination in the soil.

Investigation results showed that metals, VOCs and PAHs were present in the soil. Metals, such as arsenic, lead, mercury and zinc, were not detected at levels above PRGs for industrial use and/or background levels. VOCs were not detected above PRGs for industrial use. PAHs, such as benzo(a)pyrene and dibenzo(a,h)anthracene, were detected at levels that exceeded PRGs for industrial use.

Groundwater

An aromatic or petroleum solvent was encountered in well HLA-1 on the site. Groundwater monitoring results from September 2006 indicated that naphthalene was the only PAH compound detected in groundwater above the San Francisco Bay Regional Water Quality Control Boards Environmental Screening Levels (ESLs). VOCs were detected in groundwater monitoring wells located off-site. PCE, TCE, DCE and vinyl chloride were detected at levels above California Drinking Water Standard's Maximum Contaminant Levels (MCLs). The source for the VOCs detected in offsite wells is unknown. TPH as gasoline, diesel and motor oil were detected above ESLs. The TPH compounds detected in on-site wells may be attributed from offsite sources and/or interference from VOCs detected in groundwater.

Eleven groundwater monitoring wells have been installed at the Site and are being monitored semi-annually.

Soil Gas

DTSC used California Human Health Screening Levels (CHHSLs) to determine the extent of contamination in the soil gas. An investigation conducted in 2006 indicated the presence of PCE and TCE at levels above CHHSLs. The samples that exceeded CHHSLs were located off-site and are associated with the corresponding offsite VOC groundwater plume.

The Draft Removal Action Workplan

The primary objective of the Draft RAW is to identify a preferred cleanup alternative which prevents or reduces potential risks to public health and the environment. A Draft RAW summarizes previous studies and identifies the possible cleanup alternatives. Cleanup alternatives are screened and evaluated. 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, modify, 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.

Cleanup Alternatives Considered

Four alternatives were considered to address contaminated groundwater at the Site. The following alternative actions will minimize the risks to commercial workers and construction/utility workers.

- Alternative 1 consists of two sub-alternatives, 1A and 1B:

1A is Air Sparging. This alternative consists of injecting compressed air into the groundwater to trap the VOCs in air bubbles, which are then recovered by a soil vapor extraction system.

1B is In-Situ Chemical Oxidation. This alternative involves injecting potassium permanganate into the groundwater. This chemical, when used in this way, destroys the VOCs in the groundwater.

- Alternative 2 consists of three sub-alternatives, 2A, 2B, and 2C:

2A is Soil Excavation and Groundwater Removal. This alternative consists of excavating contaminated soil and removing contaminated groundwater from the Site. Soil and groundwater would be transported to a disposal facility. The excavated areas would be backfilled with imported clean fill.

2B is Active Product Recovery. This alternative consists of removing the contaminants from the groundwater with a pump and storing them in 55-gallon drums. The contaminants would then be disposed of at an oil recycling facility. Groundwater monitoring would occur until contaminant was removed.

2C is Passive Product Recovery. This alternative consists of removing the aromatic or petroleum solvent in well HLA-1 with the use of an absorbent material. The material would be placed in the well to absorb the petroleum product. Used materials would be periodically replaced removed to an approved oil disposal and recycling facility.

- Alternative 3 is Monitored Natural Attenuation. This alternative would allow the contaminant to breakdown naturally on its own. Groundwater monitoring would be performed semi-annually to make sure there was a reduction in the levels of contaminant concentration.
- Alternative 4 is Engineering and Institutional Controls. This alternative consists of controls maintaining the asphalt that currently covers the entire property at the Site. This covering serves as a barrier or cap over the contamination. A site-specific health and safety plan for all construction and utility workers would be prepared. A deed restriction would be implemented onsite prohibiting residential use and the construction of buildings for full work-day occupancy.

DTSC Recommended Cleanup Alternative

DTSC recommends a combination of Alternatives 2C, 3 and 4. This combination of alternatives includes passive product recovery, monitored natural attenuation, and engineering and institutional controls.

This alternative is protective of human health and the environment, is cost effective and can be readily implemented.

Proposed Activities

The following activities would be performed under the DTSC recommended alternative:

- Installation of absorbent material in monitoring well HLA-1. The material would be changed once a month for three years. Used materials would be periodically replaced and removed to an approved oil disposal and recycling facility.
- Semi-annual groundwater monitoring for the existing monitoring well network.
- A deed restriction would be implemented onsite prohibiting residential use and the construction of buildings for full work-day occupancy.
- A site-specific Health and Safety Plan for construction and utility workers would be developed.
- Controls for maintaining the asphalt barrier or cap that currently covers the entire property at the Site would be required.

California Environmental Quality Act – Notice of Exemption

A Notice of Exemption (NOE) has been prepared in accordance with the California Environmental Quality Act. 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.

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 Port of Oakland, Berth 25 & 26 Site in Oakland, California.

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.

Information Repositories

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

West Oakland Library
1801 Adeline St # 1
Oakland, CA 94607
(510) 238-7352

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

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
E-mail: egillera@dtsc.ca.gov

For questions regarding the public participation process please contact:

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

For media questions please contact:

Ms. Angela Blanchette
DTSC Public Participation
(510) 540-3732
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