

STATE OF CALIFORNIA
REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

STAFF SUMMARY REPORT (Mark Johnson)
MEETING DATE: May 19, 2004

- ITEM:** 5.H.
- SUBJECT:** **City of Richmond, for the property located at Terminal One, 1500 Dornan Drive, Richmond, Contra Costa County - Adoption of Site Cleanup Requirements**
- CHRONOLOGY:** This Board has not previously considered this item.
- DISCUSSION:** Terminal One, located near Point Richmond (see Figure 1, Tentative Order), operated as a port facility from the early 1900s until the late 1980s. It was primarily used as a storage and warehouse facility and for transfer of cargo and bulk liquids from ships to trucks and rail cars. As a result of these operations, petroleum hydrocarbons, polynuclear aromatic hydrocarbons and chlorinated solvents were released, impacting soil and groundwater at the site. A significant plume of chlorinated solvents now impacts an area known as the Southwestern Tank Farm.
- Terminal One is currently being considered for redevelopment into residential uses. The City's Redevelopment Agency is exercising its authority under Health and Safety Code, Section 33459 (Polanco), to bring about remediation of the property as part of its efforts to alleviate blight. The City of Richmond has proposed a package of cleanup actions that will protect future residents and meet relevant cleanup standards. The package includes a subsurface barrier to prevent lateral migration of contaminants, in-situ thermal desorption to remove solvents in the source area, excavation of certain soils, and various risk management measures (including a deed restriction).
- The Tentative Order (Appendix A) names the City of Richmond as a discharger because it is the current owner of the site and owned the site during the time discharges occurred. The Tentative Order sets forth risk-based cleanup standards for soil and groundwater on the site, endorses the City of Richmond's cleanup proposal, and requires the discharger to propose and implement a remedial action plan.
- The City of Richmond has submitted comments (Appendix B) on the Tentative Order. These comments focus on naming additional dischargers in the future. Board staff concur with these comments and will consider bringing this item back before the Board to consider naming such parties, as appropriate. This item remains uncontested.

**RECOMMEN-
DATION:**

Adoption of Tentative Order

File No.:

07S0125 (MEJ)

Appendix:

A. Tentative Order
B. Correspondence