

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

STAFF SUMMARY REPORT (George Leyva)
MEETING DATE: September 15, 2004

ITEM: 5.D

SUBJECT: UNION PACIFIC RAILROAD COMPANY, DANIEL C. and MARY LOU HELIX, ELIZABETH YOUNG, JOHN V. HOOK, NANCY ELLICOCK, STEVEN PUCCELL, AND CONTRA COSTA COUNTY REDEVELOPMENT AGENCY FOR THE PROPERTY REFERRED TO AS HOOKSTON STATION AND LOCATED AT 228 HOOKSTON ROAD, PLEASANT HILL, CONTRA COSTA COUNTY –ADOPTION OF AMENDMENT TO SITE CLEANUP REQUIREMENTS

CHRONOLOGY: April 2003 - Board issued site cleanup requirements
January 2004 – Board heard status report

DISCUSSION: This item would amend existing site cleanup requirements for the Hookston Station site to require a more detailed risk assessment and associated monitoring. It would also delay completion of the draft cleanup plan by about six months.

Hookston Station is located at the intersection of Hookston and Bancroft Roads in Pleasant Hill (see Appendix D map). The site covers about 8 acres and is currently occupied by mixed commercial and light industrial businesses. Former tenants used and released the chlorinated solvent trichloroethene (TCE), which has contaminated both soil and groundwater beneath the site. The groundwater contamination plume extends more than 2,000 feet offsite to the northeast, beneath a residential area.

The Board adopted site cleanup requirements last year, naming Union Pacific Railroad, Contra Costa County Redevelopment Agency, Dan Helix, and other current landowners as dischargers. For clarification, none of the named dischargers used or released chemicals at the site.

The 2003 Board order required the dischargers to complete ten tasks, leading up to and including a draft cleanup plan. The dischargers have completed most of the tasks but still need to fill gaps in the risk assessment and complete a draft cleanup plan. Their April 2004 risk assessment found that screening levels were exceeded for two exposure pathways: vapor intrusion to residences and non-potable use of private well water (e.g., irrigation and swimming pool filling). As a result, a more

thorough risk assessment and additional monitoring of indoor air and soil gas is necessary and appropriate.

The Tentative Order (Appendix A) requires a more detailed risk assessment by November 2004, requires additional indoor air sampling by February 2005, requires ongoing soil vapor monitoring, and delays the draft cleanup plan submittal to March 2005.

We received comments from two parties: Ron Block, representing the Colony Park Neighbors Association, and a consultant representing two of the dischargers (Union Pacific and Mr. Helix) (Appendix B). Both generally support the Tentative Order but seek a few changes. We have revised the Tentative Order to address most requested changes and have prepared responses for the key comments (Appendix C). Mr. Block's comments raise two key issues:

(1) Should we further delay the draft cleanup plan, pending acquisition of better indoor air sampling data? Mr. Block argues that the previous indoor air data is suspect and the dischargers should wait for good data before submitting a draft cleanup plan. We have concluded that the previous indoor air data (including supporting data recently submitted) is adequate to define the problem scope. We are requesting additional indoor air sampling to confirm the earlier results, not to start over. Therefore, we have concluded that the draft cleanup plan need not wait for the newer data. Ideally, the dischargers will submit the additional data before the cleanup plan is due anyway.

(2) Should Board staff involve professional toxicologists in our review of the risk assessment? Mr. Block asks that a toxicologist from the Department of Toxic Substances Control (DTSC) remain involved in the process. We agree on the need for involving an expert in this case, but it may not be someone from DTSC, due to issues of regulatory overlap and oversight costs. We are exploring alternatives, including toxicologists from other agencies or the private sector.

We will be having additional discussions with interested parties prior to the Board meeting. We anticipate that this item will remain uncontested.

**RECOMMEN-
DATION:**

Adopt the Tentative Order.

File No:

07S0156 (GVL)

Appendices:

- A. Tentative Order
- B. Correspondence
- C. Response to Comments
- D. Site Location Map