

Fact Sheet, October 2010

Liquid Gold Oil Corporation Superfund Site (Union Pacific Railroad Property) Third Five-Year Review

The California Department of Toxic Substances Control (DTSC) and the United States Environmental Protection Agency (EPA) completed the Third Five-Year Review (FYR) for the Liquid Gold Corporation Superfund Site (Site) located in Richmond, CA. DTSC is the lead agency responsible for overseeing environmental investigations and cleanup actions at the Site. The review found that the cleanup actions at the Site continue to be protective of human health and the environment, and this fact sheet summarizes the findings of the report which is available online and at the Richmond Public Library.

What a Five Year Review Means

According to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), if a cleanup leaves contaminants at a Superfund site above levels that allow for unrestricted use, the cleanup will be reviewed every five years. During a typical review, data and documents are reviewed, a site inspection is conducted and if necessary interviews are completed. The report can include the following: site background and history, cleanup actions taken and control measures in place, progress since the last review, review of present laws and statues, a summary of the site inspection and interviews, and a technical assessment of site conditions. The FYR also identifies site issues and recommendations and includes a statement of protectiveness. A protectiveness statement explains whether the cleanup continues to be effective and what other measures may still be needed at the Site. Three previous reviews were completed at this Site in 2000, 2003, and 2005. The next Five-Year Review will be performed in 2015.

History and Operations at Site

The Site is part of an approximately 40-acre parcel that was owned by Southern Pacific



Department of
Toxic Substances
Control

*Our mission is
to provide the
highest level of
safety, and to
protect public
health and the
environment
from toxic
harm.*



State of California



California
Environmental
Protection Agency

Transportation Company (SPTCo) and is now owned by Union Pacific Railroad Company (UPRR). Approximately 2.1-acres are capped within a 7.5-acre deed restricted area. Liquid Gold leased the property from SPTCo from 1965 until 1982, and during this time operations included storage of waste oils, solvents, and tank bottom sediments in tanks on site.

Investigations conducted in the 1970s by the California Department of Health Services (now DTSC) and the San Francisco Bay Regional Water Quality Control Board documented releases of hazardous substances onto the ground and into ponds, sumps, and ditches. Consequently, the Site was listed on the California State Superfund List in January 1983 and listed on EPA's National Priority List (NPL) in September 1983. In 1996, the Site was deleted from the NPL after cleanup activities were completed.

Cleanup Activities Completed

An interim cleanup was conducted in 1982 to remove storage tanks, drums, contaminated soils, structures and debris. This removed any immediate on-site threat to the public or environment. Following the interim cleanup, a Record of Decision (ROD) was signed by EPA in 1993, which concurred with the remedy selected in the DTSC's Remedial Action Plan (RAP).

The RAP addressed residual sediment, soil and groundwater impacts at the site and included removal of debris, installation of a vegetated soil cover (cap) to prevent contact with impacted soils and to control runoff, excavation of sediments from two drainage channels leading to the adjacent marsh and consolidation of those sediments under the cap, access controls (fencing), institutional controls to prevent residential development (deed restriction), and ground water monitoring for a minimum of five years. Implementation of the remedy occurred in 1994 and 1995. The deed restriction was signed by DTSC and SPTCo, now UPRR, and became effective in September 1995.

Previous Five-Year Reviews

Five-Year Reviews were previously conducted in 2000, 2003 and 2005. The last FYR determined that the remedy at Liquid Gold Oil Superfund Site was protective of human health and the environment, because all immediate threats at the site were addressed through the implementation of the RAP/ROD. However, in order to ensure long-term

protection of human health and the environment, the UPRR was required to investigate whether the boundaries of the vegetative cap, fencing and deed restriction are the same, and resolve any discrepancies that may exist. In the summer of 2007, UPRR installed new fencing; however, it was determined that a portion of the new fence alignment was located on East Bay Regional Park District (EBRPD) property. UPRR is currently negotiating with EBRPD to conduct a land swap so that the remaining section of new fencing can be installed.

Five-Year Review Process and Findings

This FYR included a document and data review, review of the institutional controls, site inspection, interviews, technical assessment of the how the remedy is functioning, evaluation to determine if previous risk assumptions used are still valid, and review of community involvement at the site.

The technical assessment determined that the remedy was constructed in accordance with the requirements of the ROD/RAP and is functioning as designed, although a few issues need to be addressed. As stated above, the fence does not completely enclose the vegetated cap. Also, the deed restriction needs to be revised to be consistent with current California regulations.

Recommendations and Follow-Up Actions

The following recommendations were identified in order to ensure that the remedy continues to operate as originally intended:

- Complete the fence realignment project, fully enclosing the vegetated cap within the site fencing.
- Update the deed restriction to comply with current California regulations
- Continue ground water monitoring, ensuring that laboratory methods are adequate to detect trends, and time future sampling events to occur during a consistent phase of the tidal cycle.
- Cut back or remove large pampas grass plants that are preventing access to the fence and an adequate inspection of the cap.

Protectiveness Statement

The 2010 FYR determined that the remedy at the Liquid Gold Site currently protects human health and the environment, because all immediate threats at the site have been addressed through the removal of contaminated material, stabilization and capping of

on-site contaminated soils, access restrictions (fencing, warning signs), regular maintenance of engineered control structures, and institutional controls (deed restriction) that restrict land uses. However, in order to ensure long-term protection of human health and the environment, UPRR must complete the fence realignment project to completely enclose the vegetated cap within the fence, and revise the deed restriction to ensure that it is consistent with California regulations and covers the appropriate site area.

Where to Find the Documents

Documents related to Liquid Gold, including the Five-Year Review Reports, are available for review at the following locations:

Richmond Public Library

325 Civic Center Plaza
Richmond, CA
Phone: (510) 620-6561

Department of Toxic Substances Control

Regional Records Office
700 Heinz Avenue
Berkeley, CA
Contact (510) 540-3880 to make an appointment

Superfund Records Center

95 Hawthorne Street, Room 403
San Francisco, CA 94105,
(415) 820-4700
Mon-Fri 8AM-5PM

Online

Site documents are also available at www.envirostor.dtsc.ca.gov/public and www.epa.gov/region9/liquidgold

A computer is available in the DTSC file room for your use.

Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

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Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877-5378 (TDD). Ask them to contact Yvette LaDuke regarding Liquid Gold.

Mailing Update

If you would like to be deleted from the mailing list and receive future information via e-mail, please send Yvette LaDuke an e-mail containing the address to be deleted. Thank you.