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

MEETING DATE: October 9, 2024

ITEM: 4

Executive Officer's Report

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PCBs Cleanup and Residential Redevelopment, Redwood City (David Tanouye)

Following is an update on a polychlorinated biphenyls (PCBs) cleanup site located in an industrial and commercial area of Redwood City to be redeveloped into a new condominium housing complex in the coming years. The cleanup site is located at 505 E Bayshore Road near U.S Highway 101 and Whipple Avenue on the Bay Trail shoreline. The location has been used as a metals recycling and supply business since 1963. Environmental investigations have been conducted since 1998 to evaluate potential contamination from historical site operations. Early soil testing showed the presence of PCBs in the site's fill material. Further detailed sampling around the drainage leading to an adjacent off-site ditch, revealed a source of PCB-contaminated soil affecting both the site and the surrounding area.

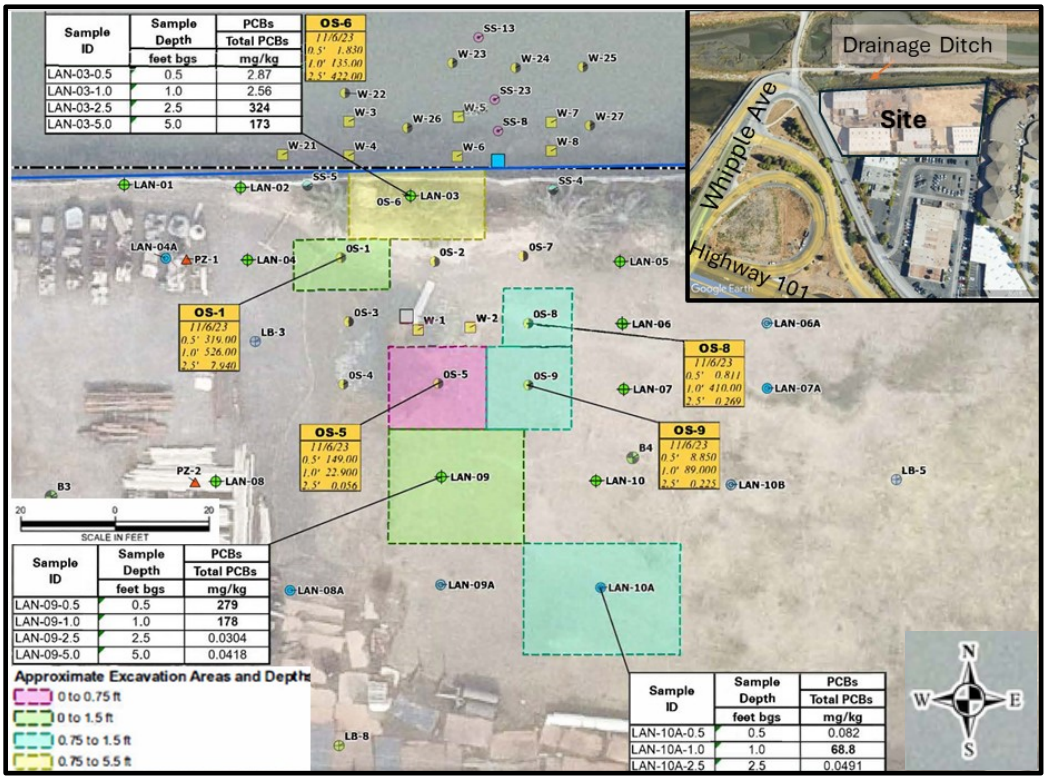
In our efforts to effectively manage the site, we have partnered with the United States Environmental Protection Agency (USEPA) to oversee the investigation and cleanup of PCBs, which fall under federal regulation through the Toxic Substances Control Act. Regional Water Board and USEPA staff have approved comprehensive remediation plans for both the site and off-site contamination. The off-site cleanup strategy involves removing up to two feet of contaminated sediment from the drainage ditch and placement of clean cover materials above a geotextile cellular grid for stabilization (see Figure 1). These activities require various permits, including a 401 water quality certification and waste discharge requirements, which our staff are diligently working to complete. With permits pending, the responsible party is aiming to complete the off-site cleanup by the end of 2024.

Figure 1: Photo showing the drainage ditch and excavation area of the off-site sediment.

Our regulatory team has worked collaboratively with the redeveloper to ensure there is a robust and defensible cleanup plan to address PCB contamination for the site remediation and future residential redevelopment. The recent *Amended Site Cleanup Plan* details the approach to manage and mitigate the impact of PCBs on the site in consideration of future sea level rise. This plan proposes the removal of contaminated

soil (see Figure 2), followed by the installation of a three- to five-foot protective cap, the addition of hardscapes, and the construction of a sea wall.

The initial proposal mainly relied on capping the site to mitigate exposure risks. Following extensive consultations between regulatory staff and environmental consultants, the redeveloper agreed to additional source removal. By recommending a weighted 95th percentile Upper Confidence Limit evaluation and securing a cost-saving USEPA approval for hazardous waste soil disposal, we achieved consensus on a PCB remedial goal that supports a manageable risk range for residential redevelopment near the shoreline.



Sample ID	Sample Depth	PCBs Total PCBs
	feet bgs	mg/kg
LAN-03-0.5	0.5	2.87
LAN-03-1.0	1.0	2.56
LAN-03-2.5	2.5	324
LAN-03-5.0	5.0	173

OS-6
11/6/23
0.5' 1,830
1.0' 135.00
2.5' 422.00

OS-1
11/6/23
0.5' 319.00
1.0' 526.00
2.5' 2,940

OS-8
11/6/23
0.5' 0.811
1.0' 410.00
2.5' 0.269

OS-5
11/6/23
0.5' 149.00
1.0' 22,900
2.5' 0.056

OS-9
11/6/23
0.5' 8,850
1.0' 89,000
2.5' 0.225

Sample ID	Sample Depth	PCBs Total PCBs
	feet bgs	mg/kg
LAN-09-0.5	0.5	279
LAN-09-1.0	1.0	178
LAN-09-2.5	2.5	0.0304
LAN-09-5.0	5.0	0.0418

Sample ID	Sample Depth	PCBs Total PCBs
	feet bgs	mg/kg
LAN-10A-0.5	0.5	0.082
LAN-10A-1.0	1.0	68.8
LAN-10A-2.5	2.5	0.0491

Figure 2: Site map showing the extents of site excavation areas and inset map showing site location.

To further ensure long-term safety, institutional controls will be put in place with a land use covenant to be recorded with the county. Upon completion of the off-site and site remedial actions and recording of the land use covenant, a site management plan and operation, maintenance, and monitoring plan will be submitted to the regulatory agencies. These documents will become legally binding for future property owners to implement. These measures are designed to safeguard future residents from PCB exposure and to prevent any contamination from migrating off-site, thereby ensuring the protection of human health and the environment. This project is vital not only for safeguarding public health and the environment, but also to help introduce much-needed housing to the community and transition to a revitalized Bayfront (see Figure 3).

Figure 3: Digital rendering of future housing development proposed following the site cleanup.

Advanced Micro Devices, Building 915 (AMD 915), Sunnyvale – Sixth Five-Year Review (Katherine Ward)

In September, we signed a five-year review report for the AMD 915 site in Sunnyvale and concluded that the ongoing cleanup is protective of human health and the environment. We are the lead agency for this federal Superfund site, and we oversee it in coordination with U.S. EPA. The site is an example of cleanup of an industrial facility and redevelopment into residential housing in the current housing crisis.

From 1974 to 2003, AMD operated a semiconductor fabrication, research, and development facility. Three acid-neutralization tanks leaked and caused a discharge of trichloroethene (TCE) into soil, groundwater, and soil vapor. In 1981, the tanks were removed and TCE contaminated soil was excavated. Groundwater extraction and treatment has been ongoing for 40 years from 1984 to the present. Significant reductions of TCE mass were achieved and the plume is now stable or decreasing. Cleanup standards have not yet been met and this is likely attributed to a low-level regional groundwater plume upgradient of the site. A deed restriction limits access to groundwater until cleanup standards have been met.

In 2016, the site was redeveloped into 450 residential townhomes, as shown in figure 1 below. During the redevelopment, additional TCE-contaminated soil was excavated from the source area. Soil vapor investigations identified TCE in soil vapor above the residential screening level in portions of the site. Vapor intrusion mitigation systems were installed beneath all the townhomes. Subsequent vapor monitoring beneath the vapor mitigation systems shows that TCE is below residential screening levels except for beneath one building where it is slightly greater than the screening level. We are requiring ongoing performance monitoring at this location to demonstrate the mitigation system is functioning as intended.

The AMD 915 site is one of nine federal non-military superfund sites that staff in the Toxics Cleanup Division currently oversee. We work with U.S. EPA under a cooperative agreement that pre-dates our approach to low-threat case closure and vapor intrusion assessment. Our staff are adept at negotiating and aligning the different agency approaches to get these sites cleaned up and made safe for reuse and redevelopment.

Figure 1: Map of Townhomes at the AMD 915 site

Staff Presentation at Zone 7 Water Agency Board Meeting (Eileen M. White, Kimberlee West, Ross Steenson, Alec Naugle)

On Wednesday September 4, several of our staff attended a Special Meeting of the Zone 7 Water Agency Board of Directors. The meeting was held to inform the Directors about the status of Per and Polyfluoroalkyl Substances (PFAS) affecting Livermore Valley groundwater that is a source of drinking water for Valley residents and business. Ken Minn (Zone 7's Groundwater Resources Manager) who spoke at our May board meeting invited us to discuss our efforts to investigate the potential PFAS sources. This also gave us an opportunity to voice our support for Zone 7's groundwater management efforts.

Zone 7 and the City of Pleasanton operate municipal drinking water wells that supply about 20% of the drinking water. Several of the supply wells have PFAS contamination from an unknown source or sources. To ensure that all state and federal drinking water standards are being met, Zone 7 and the City of Pleasanton use a combination of well head treatment, blending, and taking wells out of service. This has put pressure on the agencies to find new sources of clean groundwater. In September 2023, Zone 7 was awarded $16 million from the Department of Water Resource's Sustainable Groundwater Management grant program for an Ion-Exchange PFAS Treatment Facility that cost over $40 million to construct and operate.

We presented information about the status and occurrence of PFAS in our region, similar to the PFAS Informational Item that Kimberlee West we presented at our May 2024 Board meeting. Ken Minn followed with a presentation on the status of Zone 7's groundwater management efforts. After the presentations, we replied to several of the Director's questions. This included how we're investigating the Livermore Airport and its associated fire station as a possible PFAS discharge source, along with three other fire stations and one fire training area. We were also asked if PFAS could be coming from other places, including wastewater or rainwater. For wastewater, we noted that PFAS is likely present in wastewater, and our goal is to see what the PFAS "influent" looks like to understand if there may be commercial / industrial contributors that can be reduced. For rainwater, we noted studies that have indicated the presence of PFAS in rainwater, but that the concentrations are likely too small to account for the levels in the groundwater. As noted in our May 2024 informational item, PFAS are in many residential, commercial, and industrial products.

We will continue to share our investigation findings, which we expect in the next 3-6 months. We will also continue coordinating with Zone 7 as it moves forward with wellhead treatment to meet all drinking water standards and as it works to develop new water supplies.

Bruce Wolfe Memorial Scholarship (Eileen M. White)

The California Association of Sanitation Agencies Education Foundation helps ensure clean water for Californians by awarding scholarships to promising students on a path to serving the environmental community. The Bruce Wolfe Memorial Scholarship was established to honor Bruce Wolfe, a former Executive Officer of the San Francsico Bay Regional Water Quality Control Board, a passionate steward of the Bay environment and an advocate for expanding diversity in the clean water sector. This scholarship is available to Bay Area candidates whose backgrounds are currently underrepresented in the clean water career paths.

Bruce Wolfe received degrees in civil and environmental engineering from Stanford University and went on to pursue a successful career with the San Francisco Bay Regional Water Quality Control Board that was marked by notable achievements in the protection of public health and the environment. Bruce was a dedicated leader in the clean water community. He knew how important education was in bettering people and communities. He supported diversity and education throughout his life and this legacy is honored through this memorial scholarship. Funded by generous contributions from the Bay Area Clean Water Agencies and the East Bay Dischargers Authority, the Bruce Wolfe Memorial Scholarship awards $5,000 to a student from the Bay Area who identifies as a gender other than male and/or whose racial identity includes any mix of black, indigenous and/or people of color. This year the scholarship was awarded to Krystle Catamura, a civil engineering student at the University of California, Davis.

Water Board Staff Clean Up at Coastal Cleanup Day (David Tanouye and Keith Lichten)

On Saturday, September 21, staff and their families and friends joined thousands of Bay Area residents, and tens of thousands of Californians statewide, in helping to clean up our shorelines, creeks, parks, and waterways as part of the 40th annual Coastal Cleanup Day—also celebrated as Creek to Bay Day in Oakland. This year, staff helped clean up Middle Harbor Shoreline Park in the Port of Oakland in West Oakland, joining naturalists, a Girl Scout troop, City of Oakland staff, and local residents. The work removed trash like plastic, Styrofoam, discarded polypropylene ropes, cans, bottle caps, and wrappers, and larger items like construction debris. As always, the effort was an opportunity not only to clean up the Bay, but to foster a stewardship ethos that will help keep the Bay cleaner year-round.

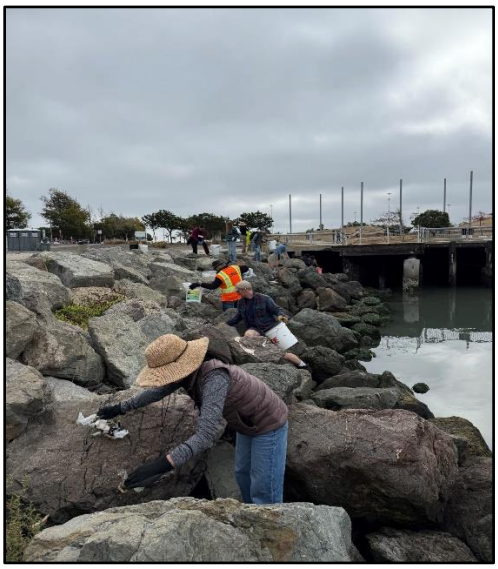


Figure 1: Water Board staff, families, and friends removing trash from the shoreline protection at Middle Harbor Shoreline Park (credit: David Tanouye).
Figure 2: Water Board staff celebrating a cleaner Bay

Staff Updates (Eileen M. White)

Please welcome Jackson Fimrite to the Water Board. Jackson joins the Watershed Management Division as a Scientific Aid. He comes from a background of working in fisheries, and he has a bachelor's degree in environmental studies and biology from UC Santa Cruz. He is looking forward to this opportunity to gain new experience reviewing permit applications, overseeing stormwater permittee compliance, and playing a part in protecting the San Francisco Bay. He recently moved from Stockton, but is originally from Mill Valley, so is familiar with the Bay Area. In his free time, he enjoys playing soccer, reading, and making music with friends.

401 Water Quality Certification Applications Received (Tahsa Sturgis)

The table below lists those applications received for Clean Water Act section 401 water quality certification from August 14 through September 11, 2024. A check mark in the right-hand column indicates a project with work that may be in the San Francisco Bay Conservation and Development Commission (BCDC) jurisdiction.

Project Name	City/Location	County	May have BCDC Jurisdiction
Pond Y Repair	Pleasanton	Alameda	
Lower Alameda Creek Flow Monitoring	Fremont	Alameda	
Restore Hayward Marsh Project	Hayward	Alameda	✓
PG&E Line 131 Emergency Leak Repair - Dixon Landing - 46307304	Fremont	Alameda	
Interstate I-680 Alameda Creek Bridge Scour Repair	Sunol	Alameda	
Sediment and Bank Soil Sampling of Arroyo Viejo Creek near 73rd Avenue	Oakland	Alameda	
Flood Control Levee Project-Geotechnical Investigation	Concord	Contra Costa	✓
Long Wharf Firewater Pump Replacement	Richmond	Contra Costa	✓
Boat Dock Replacement 85 Bellevue Avenue	Belvedere	Marin	✓
Boat Lift Relocation (27 Bellevue Ave)	Belvedere	Marin	✓
4916 Ranch Road New Pier	Tiburon	Marin	✓
Boat Lift 47 West Shore Road Belvedere	Belvedere	Marin	✓
Boat Lift 37 West Shore Road Belvedere	Belvedere	Marin	✓
Boat Dock and Gangway Replacement	Belvedere	Marin	✓
1647 Ralston Ave	Belmont	San Mateo	
SFCJPA SAFER Bay Project, Menlo Park, California	Menlo Park	San Mateo	✓
901 El Camino Real Project	Palo Alto	San Mateo	
Restoration of Guadalupe River Tree Holes	San Jose	Santa Clara	

Project Name	City/Location	County	May have BCDC Jurisdiction
Calero Dam Geotechnical Exploration Project	Unincorporated	Santa Clara	
AMPORTS Port of Benicia Emergency Dredging	Benicia	Solano	✓
Existing Carport Repair-Replacement	Vallejo	Solano	✓
Sonoma Developmental Center Construction Repairs (Fern Lake Reservoir)	Eldridge	Sonoma	