



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

April 1, 2014

Mr. Henry Cox
Managing Member of Friends of Riverside Airport, LLC
Friends of the Riverside Airport, LLC
8175 Limonite Avenue
Jurupa Valley, California 92509

CERTIFICATE OF COMPLETION, CALIFORNIA LAND REUSE & REVITALIZATION ACT AGREEMENT, RIVERSIDE AGRICULTURAL PARK, 7020 CREST AVENUE, RIVERSIDE CALIFORNIA

Dear Mr. Cox:

On May 16, 2006, Friends of the Riverside Airport, LLC, (FRA) and the Department of Toxic Substances Control (DTSC) entered into an agreement (the CLRRRA Agreement) under California's Land Reuse and Revitalization Act (CLRRRA) with respect to the property located at 7020 Crest Avenue, Riverside, California site (Site). As detailed below, DTSC finds that all response actions have been satisfactorily completed in accordance with the requirements of the CLRRRA Response Plan approved by DTSC on August 4, 2006. As such, find enclosed forthwith a Certificate of Completion for the Site pursuant to the CLRRRA Agreement and the requirements of CLRRRA.

The CLRRRA Phase 1 Response Action Implementation Report for the Site, dated May 2010, was approved by DTSC on June 3, 2010. The CLRRRA Phase 2 Response Action Implementation Report for the Site, dated March 2014, was approved by DTSC on April 1, 2014. These documents outline the excavation, confirmation sampling and off-site disposal of approximately 174,000 tons of soil.

Therefore, in accordance with the requirements of the CLRRRA, DTSC issues to FRA the enclosed certificate of completion for the Site. If you have any questions, please contact Maryam Tasnif-Abbasi, the Project Manager, at (714) 484-5489.

Sincerely,

Thomas M. Cota
Schools Evaluation and Brownfields Cleanup Branch
Brownfields and Environmental Restoration Program

Mr. Henry Cox
April 1, 2014
Page 2

Enclosure

cc: Edward J. Filadelfia
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CERTIFICATE OF COMPLETION

California's Land Reuse and Revitalization Act (CLRRA)
California Health and Safety Code, Division 20, Chapters 6.82 and 6.83
Riverside Agricultural Park, County of Riverside, Assessor's Parcel Numbers 155-040-004 and 155-040-005

The Department of Toxic Substances Control (DTSC) entered into CLRRA Agreement, Docket No. HSA-A 05/06-162 with the Friends of the Riverside Airport, LLC, (FRA) on May 16, 2006, to specify the process that will be used to evaluate the property located at 7020 Crest Avenue, Riverside, California, under CLRRA, facilitate the assessment and remediation of such property, provide a framework for terms and conditions for qualifying for immunities afforded under CLRRA and provide a framework for reimbursement of DTSC's costs.

The Response Plan prepared pursuant to Health and Safety Code section 25395.96 underwent a thirty day public comment period from December 22, 2005 to January 31, 2006 and was approved by DTSC on August 4, 2006.

In accordance with Health and Safety Code section 25395.97, DTSC has determined that:

1. All response actions have been satisfactorily completed in accordance with the approved Response Plan. Response actions taken are described in the attached Exhibit A.

Therefore, conditioned upon continuing compliance with the CLRRA Agreement, DTSC finds that Friends of the Riverside Airport, LLC, has properly completed the Response Plan and thus exercised appropriate care with respect to the release or threatened release of hazardous materials identified in the approved Response Plan for this Site.

Issued this 1st day of April, 2014 by

Name: Thomas Cota, Branch Chief
Cleanup Operations

Signature: 

EXHIBIT A

Riverside Agricultural Park, located at 7020 Crest Avenue, Riverside, was first developed as a sewage treatment plant by the United States Army in 1942. The sewage treatment plant was constructed to handle wastewater generated at Camp Anza, which operated under the supervision of the United States Army until approximately 1947. Anza Realty Company operated the sewage treatment plant from approximately 1947 to 1953. The Anza Realty Company, later known as the Arlington Utility Company, operated the sewage treatment plant from 1953 to 1962. The City of Riverside operated the sewage treatment plant from 1962 to 1965. The sewage treatment plant accepted waste from industrial, commercial, and residential customers. The treatment plant was decommissioned in 1965. The City continuously owned the Site from 1962 through May 1, 2006. The Site is currently owned by the Friends of the Riverside Airport, LLC (FRA).

A series of investigations indicated the presence of elevated concentrations of polychlorinated biphenyls throughout the 62-acre property. Remedial excavation activities were conducted to remove and dispose of soil containing primarily polychlorinated biphenyls (PCBs), with concentrations of metals and dioxins/furans as well. The purpose of the remedial excavation was to prepare the property for single-family residential development. The work was performed in accordance with the Revised Response Plan, Excavation of Soils Containing PCBs, approved by DTSC on August 4, 2016. The response action was conducted in two phases. Phase 1, removal of PCB-impacted soil to a target level of 50 milligrams per kilogram (mg/kg), was conducted in 2009. Approximately 8,666 tons of soil were excavated and transported to an off-site location for disposal. The goal of the second phase was to remove soils containing PCB concentrations in excess of the United States Environmental Protection Agency (USEPA) residential regional screening level of 0.22 mg/kg from locations determined by previous investigation efforts. Approximately 165,226 tons of soil were excavated and transported for off-site disposal.

Based on the findings of confirmation soil sampling activities conducted upon completion of excavation activities identified areas on-site, it appears that soil impacts in excess of specified cleanup levels (includes PCBs, metals, and dioxins/furans) have been effectively removed. Findings and conclusions of the post-remediation human health risk assessment indicate that residual soil concentrations do not pose a risk to future residential development of the property.