



DEPARTMENT OF  
TOXIC SUBSTANCES  
CONTROL

*The mission of the  
Department of Toxic  
Substances Control is  
to provide the  
highest level of safety,  
and to protect public  
health and the  
environment from  
toxic harm.*



State of California



Cal/EPA

## Sea Crest Parcels Proposed Cleanup Plan Available for Public Review and Comment

A draft cleanup plan to excavate, remove and dispose of contaminated soil from the Sea Crest Parcels site is available for public review and comment. The cleanup plan, called a draft Removal Action Workplan (RAW) was developed specifically for the 0.5 acre site, located south of 213<sup>th</sup> Street between Alvar Place on the west and Perry Street on the east. The draft RAW, if approved, will allow for future residential development of the property in your community following completion of cleanup activities. Under the California Environmental Quality Act (CEQA), a Notice of Exemption (NOE) is proposed. This is our finding that the proposed soil removal actions will not have a significant effect on public health and the environment.

Our agency, the Department of Toxic Substances Control (DTSC) is a department within the California Environmental Protection Agency, and is responsible for overseeing environmental investigations and cleanup activities at sites such as Sea Crest Parcels. This fact sheet provides information on:

- Why Cleanup Is Necessary
- Site Location and History
- Previous Site Actions
- Proposed Cleanup Plan
- Safety and Dust Control Measures
- California Environmental Quality Act (CEQA)
- How You Can Participate and Where To Find Site Documents
- Who To Contact For More Information and Next Steps
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There is **no** immediate risk because the public is not exposed to the contaminated soil. Also, the site is fenced and locked, restricting public access. The contaminated

### **NOTICE OF PUBLIC COMMENT PERIOD** **February 18 through March 19, 2010**

A 30-day public comment period is being held to receive public comments on the draft Removal Action Workplan (RAW) for the Sea Crest Parcels site. The public comment period begins **February 18, and ends March 19, 2010**. We invite you to submit your public comments during this time. **Public comments must be postmarked or e-mailed no later than March 19, 2010, and sent to:** Greg Holmes, DTSC Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732, E-mail: [gholmes@dtsc.ca.gov](mailto:gholmes@dtsc.ca.gov). The draft RAW, CEQA NOE and other related project documents will be available for public review at the Information Repository locations listed on page 3.



soil is covered and groundwater at the site is not used for drinking. However, because exposure to elevated levels of contamination found in soil can cause adverse health affects, DTSC recommends a cleanup plan be developed and implemented to ensure on-site workers, future residents and the public are not exposed to soil impacts. DTSC will oversee the removal action and ensure work is performed in a manner that does not harm people or the environment.

### **Why Cleanup Is Necessary**

Historic site operations resulted in releases of polychlorinated bi-phenyls (PCBs), volatile organic compounds (VOCs) and petroleum hydrocarbons into soil. Under future land use scenarios, DTSC determined that soil impacts are above DTSC's protective standards and require cleanup to protect human health and the environment.

Historical records indicate contamination impacts at the site were most likely caused by impacted fill material imported for grading prior to development, in addition to possible releases from historic pipelines that run underneath Perry Street.

### **Site Location and History**

The site, owned by Shell Oil Company, is composed of nine vacant lots located south of 213<sup>th</sup> Street between Alvar Place on the west and Perry Street on the east. Surrounding properties include residences and the Perry Street Mini Park. Also located about one-half block south is Shell's Carson Distribution Facility which was formerly the location of a portion of the Dominguez/Wilmington bifurcated refinery complex. Shell historically operated a series of pipelines between the Dominguez and Wilmington portions of the refinery. Eight of these inter-refinery pipelines run in a north-south direction within the right-of-way of Perry Street. These pipelines were abandoned in-place prior to or in the early 1970s. Also located within the Perry Street right-of-way are two active pipelines operated by Tosco (formerly operated by Unocal Corporation) and one pipeline operated by ARCO/Pacific Pipelines (formerly operated by Four Corners Crude). Utility records do not indicate these pipelines have been abandoned,

and therefore are assumed to be in active use. Based on the close proximity of the pipeline easement and several abandoned and active pipelines that underlie the length of Perry Street the potential for residual petroleum hydrocarbons on the site exists.

Currently, perimeter fencing, locked entry points and posted warning signs have been implemented at the site to limit public access and potential contact with contaminated soils.

### **Previous Site Actions**

In the 1990s, and prior to residential development, fill material was imported to the site for grading purposes. After initial grading was complete, a preliminary investigation determined a sub-surface impact to soil from the historic pipelines that run underneath Perry Street. During subsequent environmental investigations, the location of these impacts was further identified.

### **Proposed Cleanup Plan – Draft Removal Action Workplan**

To address impacted soils at the site, the draft RAW recommends impacted soil be excavated, transported and disposed of off-site at a facility that is permitted to accept such waste. Excavation will occur in two (2) phases:

Phase I – Surface Impacted Soil – Phase I removal actions will address surface-impacted soils that are likely associated with soil imported for the proposed residential construction. This involves limited excavation to three (3) feet below ground surface. A shoring wall will be constructed along the westerly edge (Perry Street) for safety and to maintain stability of the infrastructure to the east. About 2,500 cubic yards of soil (200 trucks loads) is estimated to be excavated, transported and disposed of off-site. Confirmation sampling will also be conducted to ensure cleanup goals are met.

Phase II – Deeper Soil Impacts – Phase II removal actions will address deeper soil impacts likely associated with historic pipeline releases along Perry Street. This involves excavation to twelve (12) feet below ground surface. About 2,000 cubic yards (160 truck loads) of contaminated soil is estimated to be excavated, transported and disposed of off-site.

A total of 4,500 cubic yards (360 truck loads) of contaminated soil is estimated to be removed. Excavated areas will be back filled with clean fill. The proposed excavation, off-site disposal and backfill activities will remove soils that exceed DTSC's protective standards prior to any potential residential development. This remedy will protect future residents from the PCBs, VOCs and petroleum hydrocarbon impacts at the site. Perimeter fencing, and any replacement fencing added during removal activities will remain in place until redevelopment activities commence.

### **Safety and Dust Control Measures**

To protect on-site workers and the surrounding community during the proposed cleanup activities, the following safety measures will be implemented under DTSC oversight:

**Site Security** – The site will be secured and only authorized personnel will be allowed on-site.

**Dust Controls** – Water will be sprayed when soil is loaded and unloaded during excavation to reduce dust. Trucks will maintain low speeds, be covered with tarps, and decontaminated before leaving the site. Any stockpiled soil or other exposed soil areas will be covered with plastic sheeting between working hours and overnight hours. During excavation, a tarp, or other material will be fastened to the fence to reduce airborne emissions from the site.

**Storm Water Control** – To control storm water runoff, storm water controls will be implemented and monitoring will be conducted to ensure there is no migration (run-off) of contaminated soil if it rains.

**Monitoring** – Wind conditions will be monitored. In the event winds exceed 25 mph, all work will cease until wind speeds fall below 25 mph. Air monitoring will be conducted to ensure dust stays at safe levels.

**Traffic Control** – To protect the public, a precautionary sidewalk closure will occur adjacent to the site along Perry Street and Alvar Place. Traffic control using flagmen to direct truck traffic and flow on and off-site will be

conducted. Trucks exiting the site will use only preplanned and authorized routes, as approved by the City of Carson.

### **California Environmental Quality Act**

DTSC is required by CEQA to review environmental activities for the possibility of impacts, before approving the project. DTSC prepared a draft Notice of Exemption (NOE). This is our finding that the proposed soil removal actions will not have a significant effect on public health and the environment.

### **How You Can Participate**

DTSC encourages you to review the draft RAW. A 30-day public comment period for the draft RAW begins **February 18, 2010 and ends March 19, 2010**. You may provide your comments on the draft RAW during this period. All public comments must be postmarked or e-mailed by **March 19, 2010** and sent to:

Greg Holmes, Project Manager  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
E-mail: [gholmes@dtsc.ca.gov](mailto:gholmes@dtsc.ca.gov)

We will consider and respond to all public comments received during the public comment period before implementing field work.

### **Where To Find Site Documents**

Copies of the draft RAW and other related project documents are available for public review at the following Information Repositories:

Carson Regional Library  
151 East Carson Street  
Carson, CA 90745-2703  
Phone: (310) 830-0901  
Hours: 10 a.m. – 8 p.m., Monday – Thursday  
10 a.m. – 6 p.m. Friday  
10 a.m. – 5 p.m. Saturday  
1 p.m. – 5 p.m. Sunday

Department of Toxic Substances Control  
Regional Records Office  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
Phone (714) 484-5337

Hours: 8 a.m. – 5 p.m. Monday – Friday  
Please Contact Ms. Julie Johnson at the number  
above to make an appointment.

**Who to Contact at DTSC for Information**

For more information about the Sea Crest Parcels  
site, please contact:

Greg Holmes, Project Manager  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
(714) 484-5461  
E-mail: [gholmes@dtsc.ca.gov](mailto:gholmes@dtsc.ca.gov)

Stacey Lear, Public Participation Specialist  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
(714) 484-5354 or toll free 1-866-495-5651  
E-mail: [slear@dtsc.ca.gov](mailto:slear@dtsc.ca.gov)

**Next Steps**

It is anticipated that field work will take  
between four and six weeks to complete.  
Excavation equipment may include an  
excavator, back-hoe, surface grader (or similar  
equipment), rubber-tired loader, water truck,  
and/or water hose.

*For more information about the Sea Crest  
Parcels site visit [www.EnviroStor.dtsc.ca.gov](http://www.EnviroStor.dtsc.ca.gov).  
For more information about our department,  
please visit our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

**Notice to Hearing Impaired**

TDD users can contact the California Relay  
Service at 1-888-877-5378 to reach Stacey  
Lear, DTSC Public Participation Specialist at  
(714) 484-5354 or toll-free 1-866-495-5651.

**For Media Inquiries**

Jeanne Garcia  
Public Information Officer  
Department of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, CA 91311-6505  
(818) 717-6573  
E-mail: [jgarcia1@dtsc.ca.gov](mailto:jgarcia1@dtsc.ca.gov)





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**Stacey Lear, Public Participation Specialist**

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, California 90630-4732

***Inside: Information on the Sea Crest Parcels Site, Carson, CA***

*For more information about the DTSC, please visit our web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov)*