

Fact Sheet, April 2009



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

Proposed Cleanup Plan for Avalon Triangle Site in Wilmington, Available for Public Comment

A draft cleanup plan to excavate, remove and dispose of contaminated soil and groundwater from the Port of Los Angeles (POLA) Avalon Triangle site is available for public review and comment. The cleanup plan, called a draft Removal Action Workplan (RAW) was developed specifically for the 2.9 acre Avalon Triangle site located at 101 North Broad Avenue, in Wilmington. Under the California Environmental Quality Act (CEQA), a Negative Declaration was prepared, as the proposed soil removal and related activities will not have an adverse environmental impact. There is **no** immediate risk because the site is fenced to restrict public access. This fact sheet updates you on the investigation conducted and proposed cleanup of the Avalon Triangle site. Inside this fact sheet you will find:

- Why Cleanup is Necessary
- Site Location and History
- Site Investigations Conducted
- Past Cleanup Activities Conducted
- Proposed Soil Cleanup Plan
- Notice of Exemption
- Next Steps
- Where to Find Site Documents

PUBLIC COMMENT PERIOD April 30, 2009 to May 30, 2009

The draft RAW, CEQA Initial Study, and other related project documents are available for review at the Information Repository locations listed inside this fact sheet on page 4. We will consider and respond to all public comments before field work is implemented. **The 30-day public comment period begins April 30, 2009 and ends May 30, 2009. All Public comments must be postmarked or e-mailed no later than May 30, 2009, and sent to:**

Mr. Phillip Blum, P.E., DTSC Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue, Chatsworth, CA 91311-6505
E-mail: pblum@dtsc.ca.gov.



Why Cleanup Is Necessary

In 2002, the Port of Los Angeles (POLA) acquired the property through land acquisition for the planned Wilmington Waterfront Development. Upon final demolition of site structures, contaminants were discovered at the site. Upon completion of demolition, sampling of soil and groundwater was conducted. Laboratory tests determined that the soil and groundwater contained metals, petroleum hydrocarbons (crude oil) and volatile organic compounds (VOCs) at levels that require further cleanup to protect site workers, human health and the environment. Our agency, the Department of Toxic Substances Control (DTSC) will oversee the removal action and ensure work is performed in a manner protective of human health and the environment.

Site Location and History

The 2.9 acre parcel is bounded by Harry Bridges Boulevard to the north, Broad Avenue to the east and south, and Avalon Boulevard to the west. The surrounding area is commercial and industrial, with the Banning's Landing Community Center located about 1,200 feet to the south. The Avalon Triangle site is part of the Wilmington Waterfront Development Project and is the proposed location for a recreational park.

Before POLA purchased the property, it was occupied by various buildings and structures. Former businesses at the site included an automobile service station, a manufacturer and refurbisher of boat and diesel engine parts, two oil production wells, and a metal cable products manufacturer. Hazardous substances such as chlorinated solvents, petroleum hydrocarbons, and metals were handled and/or used during past site operations. These uses resulted in localized releases of hazardous substances into soil and groundwater. Currently, the site is vacant and fenced to restrict public access.

Site Investigations Conducted

In 2004, POLA began a series of environmental site investigations and localized areas of impacted soil were identified. Their investigation included a soil-gas investigation, two geophysical surveys, drilling and sampling of 56 soil borings, installation of monitoring wells on and off the property, and the collection of groundwater

samples. Five underground storage tanks (USTs) were also determined to be present on site and were believed to formerly contain petroleum products. Two abandoned oil production wells were also discovered on the property.

Soil: Soil was found to be impacted with petroleum hydrocarbons, volatile organic compounds (VOCs), isolated elevated levels of heavy metals, pesticides (principally dieldrin), polychlorinated biphenyls (PCBs) and vinyl chloride at elevated levels.

Groundwater: Groundwater was found to be impacted with dissolved fuel hydrocarbons, crude oil, VOCs and vinyl chloride at elevated levels. The groundwater under the site is not a source of drinking water.

Past Cleanup Activities

In 2005, POLA removed the five USTs and associated underground product lines from the site under supervision of the City of Los Angeles Fire Department. Soil surrounding two of the former USTs contained petroleum hydrocarbons at elevated levels. These "tank pits" were excavated and about 1,900 tons of impacted soil and 80,000 gallons of hydrocarbon-impacted groundwater were extracted from the site. An additional 20 tons of shallow soil containing metals, pesticides and polychlorinated bi-phenyls (PCBs) were removed from five "hot spot" locations. Soil and groundwater from the site was transported to licensed recycling facilities for treatment.

From 2005 through 2007, POLA continued with the evaluation of soil and groundwater conditions to further characterize the site. In May 2007, POLA entered into an agreement with DTSC to address site contamination under DTSC oversight. In January 2008, additional soil, soil gas, and groundwater data was collected to further characterize the site. A human health risk assessment (HHRA) was developed to evaluate the potential risk to site users and workers posed by contaminants found at the site. The HHRA was also used to develop risk-based cleanup goals to identify areas where cleanup should be conducted at the site.

Proposed Soil Cleanup Plan

The draft RAW proposes: 1) excavation and removal of about 1,500 tons (about 75 truck loads) of contaminated soil near the two abandoned oil production wells, 2) excavation and removal of the upper two (2) feet of soil (about 15,000 tons or 750 truck loads) from the entire site to treat metal- and hydrocarbon-impacted soil, and 3) extraction of about 50,000 gallons of hydrocarbon impacted groundwater. Contaminated soil will be removed and groundwater will be extracted from the site and transported to licensed recycling facilities. Confirmation sampling from excavated areas will be conducted to ensure cleanup goals are achieved.

Safety Measures During Cleanup Activities

The following actions will be implemented to ensure public safety and minimize dust and control surface water runoff during soil excavation and removal activities:

- Spraying work areas and loading of soil transportation vehicles with clean water to control dust;
- Covering any stockpiled soil with plastic sheeting;
- Securing truck contents with covers before leaving the site;
- Brushing truck tires from equipment and transportation vehicles entering and exiting the site to remove soil, dust and debris;
- Monitoring the air quality (including fence line monitoring for dust and chemicals) to ensure dust levels remain at safe levels, protective of the neighborhood and community.

Next Steps

If approved, soil excavation and removal activities associated with this RAW are anticipated to occur Monday through Friday from 7:00 am to 4:00 pm. No road closures or traffic impacts to residents are anticipated to occur. Following these proposed soil excavation and removal activities, restoration of underlying groundwater impacts will begin. You will be notified in a separate mailing on how impacts to

groundwater will be addressed and how you can participate. Activities to be completed in the coming months include:

- Completion and evaluation of an on-site groundwater pilot test; (discussed below);
- Ongoing groundwater monitoring and reporting.

On-Site Groundwater Investigation and Pilot Test Planned

As mentioned earlier, impacts to groundwater will be addressed in a separate proposed cleanup activity. Upon completion of the soil cleanup, the treatment of groundwater will begin. The selected technology, called “enhanced aerobic degradation” will be conducted in the area where the VOC release occurred. This technology allows for treatment of the groundwater and surrounding soil (without pumping) and will allow for development of the site to begin.

How You Can Participate

We want to know what you think of the draft RAW (which describes the proposed cleanup activities for soil planned for the site). **A 30-day public comment period begins April 30, 2009 and ends May 30, 2009.** You may provide your comments on the draft RAW during this time. All public comments must be postmarked or e-mailed by May 30, 2009, and sent to:

Mr. Phillip Blum, P.E., Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6505
E-mail: pblum@dtsc.ca.gov

Potential Environmental Impacts Under the California Environmental Quality Act (CEQA)

DTSC is required by CEQA to review environmental activities for the possibility of impacts, before approving the project. DTSC prepared an Initial Study and a Negative Declaration for this project, as the proposed soil removal and related activities will not have an adverse environmental impact.

Where to View draft RAW and Other Project Documents

The draft RAW and other supporting documents can be viewed at the following Information Repositories:

Wilmington Branch Library

1300 N. Avalon Boulevard
Wilmington, CA 90744-2639
(310) 834-1082

Monday	10:00 a.m. to 8:00 p.m.
Tuesday	12:00 to 8:00 p.m.
Wednesday	10:00 a.m. to 8:00 p.m.
Thursday	12:00 to 8:00 p.m.
Friday	10:00 a.m. to 6:00 p.m.
Saturday	10:00 a.m. to 6:00 p.m.
Sunday	CLOSED

Department of Toxic Substances Control

9211 Oakdale Avenue
Chatsworth, CA 91311-6505
(818) 717-6521

Mon – Fri: 8:00 am – 5:00 pm

Please contact Vivien Tutaan at the number above to make an appointment.

Who to Contact at DTSC for Information

If you have any questions about the project or the proposed RAW activities, please contact the following DTSC staff:

Mr. Phillip Blum, P.E., Project Manager
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6505
(818) 717-6544
E-mail: pblum@dtsc.ca.gov

Ms. 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

For Media Inquiries Contact

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

For more information about the Avalon Triangle site visit www.EnviroStor.dtsc.ca.gov.
For more information about DTSC, visit our website at www.dtsc.ca.gov.

Notice to Hearing Impaired

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

