

January 2008
Fact Sheet #1



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.*

Former Cal Compact Landfill (formerly known as Carson Marketplace) Undergoes Site Restoration as Avalon at South Bay

Para información en español por favor comuníquese con Marina Pérez al (310) 956-5942 o por la línea sin costo al 1-866-928-4566

What was the former Cal Compact Landfill site is now being redeveloped into a vibrant mixed-use community that will bring new retail and housing opportunities to the City of Carson. Avalon at South Bay (ASB) is a prime example of how urban land can be reclaimed through civic efforts and use of proven environmental technologies. This fact sheet is the first in a series designed to provide you information about this redevelopment happening in your community.

This fact sheet provides information on:

- Site History and Location
- Why Site Restoration is Being Conducted
- Restoration Plan
- Safety and Dust Control
- Transportation Route for Work Trucks
- Next Steps
- Where to Find Site Documents
- Who to Contact for Information

Site History and Location

The ASB site encompasses 168 acres on two parcels; the 157 acre former Cal Compact Landfill parcel and an adjacent 11-acre, non-landfill parcel. The site is located at the southwest side of Interstate 405 with Main Street to the west, the Avalon Boulevard interchange to the south and east Del Amo Boulevard bisects the



Figure 1



State of California



Cal/EPA



site's two parcels to the north. DTSC is the lead regulatory agency for the brownfield restoration project for the 157 acre former Cal Compact Landfill parcel. The former Cal Compact Landfill consists of five separate landfill cells numbered A1 through A5 separated by the site boundaries on the outer perimeter and on the interior by two roadways (Leonardo and Stamps Drives), a Los Angeles County flood control channel (Torrance Lateral) is located adjacent to the south and west sides of the project site and serves to separate the project site from the adjacent residential uses (Figure 1).

HOW YOU CAN PARTICIPATE COMMUNITY SURVEY

DTSC invites you to complete and return a community survey assessing public interest on this project. Our goal is to restore and protect the environment, in part by conducting and overseeing environmental cleanups. Your responses will help shape upcoming public participation opportunities associated with this project. Please complete the enclosed community survey questionnaire by February 29, 2008, and mail or e-mail to:

Stacey Lear, Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
E-mail: slear@dtsc.ca.gov

Why Site Restoration is Being Conducted

Between 1959 and 1965, the site was used as a Class II landfill. Soon, the site owners, Carson Marketplace, LLC, will break ground to develop the site into the following land uses (Figure 2):

- Neighborhood commercial
- Regional Commercial
- Commercial recreation/entertainment
- Big-box retail stores
- Restaurants
- Hotels
- Residential

Because the property was previously a landfill site, elevated levels of chemicals of concern were found in the landfill and groundwater. While **there is no immediate health risk** because the public is not exposed to the landfill waste or groundwater, a restoration plan will ensure that future site occupants and users are not exposed.

Since 1988, DTSC has conducted several investigations of the former Cal Compact Landfill property. Due to the size and complexity of the site, the property was divided into two "operable units" (OUs). In 1995, a Remediation Action Plan (RAP) was completed and approved by DTSC for the Upper OU. In 2005, a RAP was completed and approved by DTSC for the Lower OU. Investigations conducted in the Upper OU showed the presence of landfill gasses such as methane, carbon dioxide and volatile organic compounds, as well as metals in the landfill's waste and groundwater in the Upper OU. Investigations conducted in the Lower OU have not resulted in any active requirement for remediation besides monitoring. Each of the RAPs summarizes how their mitigation measures are being used to prevent future exposure to landfill waste.

Remediation Activities

Remediation of the site is expected to take place between February 2008 and early 2011. Tetra Tech, Inc. will lead remediation activities implementing various proven environmental technologies to restore the site, contain the waste and prepare it for its upcoming development. Remediation activities, as detailed in each RAP, include:

- Grading and compacting existing soil cover
- Constructing an engineered landfill cap
- Installing a landfill gas collection and treatment system
- Installing a groundwater collection and treatment system in the Upper OU
- Monitoring groundwater in the Lower and Upper OU
- Installing a building protection system under each occupied building

Soil Grading and Compacting

Site remediation activities will begin with initial grading of the former landfill area followed by compacting of the landfill waste using a technology known as Deep Dynamic Compaction (DDC). DDC is the process of compacting the soil and underlying waste by dropping a heavy weight from a crane. Soil may be spread over compacted areas, as needed, to bring the level up to a uniform level grade.

Landfill Cap

Once the underlying soils have been graded to a uniform level surface as described above, a landfill cap will be added to cover the landfill area. The landfill cap consists of an impermeable and durable linear low density polyethylene (LLDPE) material (thick plastic) and several feet of soil. The landfill cap will:

- Contain waste in place
- Avoid surface water from moving into the waste zone and into the underlying groundwater
- Impede release of any landfill gases to the atmosphere

Once the LLDPE is laid, a 3 to 6-foot layer of soil will cover it completely to protect the LLDPE.

Gas and Collection Treatment System In the Upper OU

The landfill gas and collection treatment system will consist of installing horizontal and vertical collection wells throughout the site and below buildings. The landfill gas will be collected through these collection wells and transferred to a regulatory approved gas-flare system that will destroy the contaminants in the gasses before being released into the atmosphere. The system will include technology that detects potential leaks or localized failure. As an added layer of protection to future occupants of the site, a secondary gas venting system known as a “Building Protection System” will be installed below all future buildings ensuring additional protection.

Groundwater Collection and Treatment System In the Upper OU

Groundwater will be collected along the southern perimeter of the site and treated prior to it being discharged. The treatment system will consist of installing a series of groundwater extraction wells placed just north of the Torrance Lateral along the western and southern boundaries of the site. The groundwater will be pumped from these extraction wells and then be treated onsite in a centrally located plant. Ongoing monitoring will ensure that the collection and treatment systems are working effectively.

Groundwater Monitoring In the Lower OU

The presence of groundwater contamination in the Lower OU is below the threshold of concern and therefore does not require treatment at this time. Nearby drinking water is not impacted by the former Cal Compact Landfill site. Nevertheless, groundwater will be monitored to determine if any future remedial action is required.

Dust Control and Monitoring

A dust control plan with mitigation criteria will be strictly followed. Some of the actions Tetra Tech, Inc. will take to ensure safety of the public and control dust during construction include:

- Installation of temporary fencing with windscreens for security
- Spraying of work areas with clean water to control dust
- Securing trucks with covers before they leave the site
- Driving at low speeds while on the property
- Construction vehicle tires will be washed at the time these vehicles exit the property
- Project heavy duty construction equipment shall use alternative clean fuels, such as low sulfur diesel or compressed natural gas to the extent feasible
- All construction vehicles shall be prohibited from idling in excess of 5 minutes
- Monitoring the air at the site and at the perimeter to ensure dust stays at safe levels

Transportation Route for Work Trucks

Trucks coming to the site will use either the Torrance Boulevard exit off the I-110 freeway or the Main Street exit off at I-405 freeway and will then enter the work area from the north side gate on Del Amo Boulevard. Trucks will exit the work area from the west side gate onto Main Street. Trucks will then use Del Amo Boulevard to either continue up Main Street or use Del Amo Boulevard to reach appropriate I-110 or I-405 freeway on-ramp. Work hours are planned for 7 a.m. to 6 p.m.

Next Steps

In the next two to three months, Tetra Tech, Inc. will mobilize on the site in preparation of construction activities to likely begin late March 2008. Site preparation activities will include:

- Establishing a site field office
- Constructing a materials and equipment storage area
- Mobilizing construction equipment
- Installing stormwater and erosion control measures
- Placing and testing air and dust monitoring equipment

Where to Find Site Documents

The approved RAPs and other related site documents for the former Cal Compact Landfill site and site documents for the ASB site are available at two Information Repository locations:

Carson Regional Library
151 East Carson Street
Carson, CA 90745
Phone: (310) 830-0901
Hours: 10 a.m. – 5 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
Phone (714) 484-5337
Hours: 8 a.m. – 5 p.m., Monday – Friday
Please contact Ms. Julie Johnson at the number

below left to make an appointment.

Who to Contact for Information

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

Stacey Lear, Public Participation Specialist
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5354
E-mail: slear@dtsc.ca.gov

Daniel Zogaib, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5483
E-mail: dzogaib@dtsc.ca.gov

Marina Pérez, Construction Relations Officer
(310) 956-5942 or toll free 1-866- 928-4566.
Si desea información en español, comuníquese con: Marina Pérez, al (310) 956-5942 y por línea sin costo al 1-866-928-4566.

For Media Inquiries:

Jeanne Garcia, Public Information Officer
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6573

Notice to Hearing-Impaired

You can obtain additional information about the site by using the California State Relay Service at (888) 877-5378 (TDD), or by calling Stacey Lear, DTSC Public Participation Specialist, at (714) 484-5354 or toll free 1-866-495-5651 and select option 3.

For more information about DTSC, please visit our web site at www.dtsc.ca.gov. Project documents can be viewed and downloaded from DTSC's database called EnviroStor. To view project documents related to the site investigation and remediation of the former Cal Compact Landfill site visit www.envirostor.dtsc.ca.gov

COMMUNITY SURVEY
FORMER CAL COMPACT LANDFILL - AVALON AT SOUTH BAY, CARSON, CA

1) How long have you lived or worked in the area?

0-5 years 6-12 years 13-20 years 21 or more years

2) Prior to reading the fact sheet, were you aware of the Avalon at South Bay (ASB) redevelopment project?

YES NO

If YES, where did you acquire that knowledge?

Newspapers Neighbors Relatives

Other (Please specify source, especially if you have any information about the early history of the site):

3) What is your current level of interest in the former Cal Compact Landfill or ASB site?

None Low to moderate Moderate to high

4) Have you had any contact with local, state or other officials regarding the former Cal Compact Landfill or ASB site?

YES **→→** If YES, please describe: _____

NO _____

5) Do you attend meetings in your community on issues that are of concern to you?

Regularly Sometimes Almost Never

6) Are you interested in receiving information about the former Cal Compact Landfill or ASB site?

YES **→→** If YES, what is the best way? Fact Sheets or Letters

NO Community Meetings

Other (please specify): _____

7) Do you have any specific concerns about the former Cal Compact Landfill or ASB site?

Environmental Safety Health Traffic Redevelopment Plans

Potential Retailers City Services Potential Jobs Other (please describe)

8) Please let us know of any other comments or suggestions:

Name: _____

Address: _____

Telephone No.: _____

Please mail this document to:

Department of Toxic Substances Control
5796 Corporate Avenue, Cypress, CA 90630
Attn: Stacey Lear, Public Participation Specialist

Please fold the survey with the address showing, place stamp on the right hand side and seal, thank you.