

October 2004

PUBLIC COMMENTS REQUESTED

Proposed cleanup for Fieldstone Property near Huntington Beach, CA



DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is to restore, protect, and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting pollution prevention.

State of California



*California
Environmental
Protection Agency*



Fieldstone Property looking northwest. In the foreground is part of area proposed for cleanup.

Contaminated soil found on 2-acre area of the site

We invite you to review and comment on a plan to remove contaminated soil from a portion of the 42-acre Fieldstone Property. The site is proposed for purchase by the State Lands Commission for inclusion in the Bolsa Chica Ecological Preserve. Soil in several places over a 2-acre area is contaminated with chemicals called polychlorinated biphenyls (PCBs). The goal of the cleanup is to make the site safe for wildlife at the Preserve, as well as to prevent human exposure.

Our agency is the Department of Toxic Substances Control (DTSC). Our role is to protect public health and the environment by overseeing the testing and cleanup at the Fieldstone Property.

COMMENT PERIOD

October 18, 2004 through
November 18, 2004

Written comments must be postmarked or emailed by November 18, 2004, and sent to Remedios Sunga, DTSC Project Manager, 700 Heinz Avenue, Berkeley, CA 94710. Email: rsunga@dtsc.ca.gov

PUBLIC MEETING

November 4, 2004

5:30-6:30 p.m. – Open House

6:30 p.m. – Meeting

Huntington Beach Library
Auditorium

7111 Talbert Avenue
Huntington Beach

The open house and public meeting are your opportunity to learn more about the proposed cleanup, and to submit written and oral comments.

The proposed cleanup is described in a document called a Draft Removal Action Workplan (RAW). The Draft RAW is available for public comment from October 18, 2004 through November 18, 2004 and is available at the locations listed on page 5.

The Fieldstone Property is between the Bolsa Chica wetlands and Graham St., Bankton Dr., and Falkirk Lane near Huntington Beach in Orange County. The site is undeveloped land. It is bordered by houses on the northeast side, and by an operating oil field on the west and south sides. The current property owner is Hearthside Residential Corporation. They are paying for the investigation and cleanup.

PCBs found in past investigations

Soil samples taken in the past by other agencies found PCBs at the Bolsa Chica wetlands, including the Fieldstone Property. We don't know the source of the PCB contamination. PCBs are a group of chemicals used in electrical transformers and hydraulic fluids. They can cause cancer and other health problems.

The results of our health risk evaluation are described in "Health risk evaluation results" on page 4. Risk to wildlife is the primary concern because of the wetland restoration planned for the site.

Recent Remedial Investigation included soil, groundwater and surface water sampling

In September 2003 Hearthside Residential Corporation began a full-scale study, called a Remedial Investigation, to find out what chemicals were at the site, their extent, and their concentrations. Our agency provided oversight of this investigation. In addition to PCBs they looked for dioxins, furans, petroleum-based chemicals called PAHs (polycyclic aromatic hydrocarbons), and

metals such as lead and arsenic. The investigation included the following:

733 soil samples taken from 152 locations

- debris piles of concrete, wood, etc.
- areas where PCBs were found earlier
- drainage pathways and low points where surface water settles
- 130 other locations across the site

Soil sampled at various depths

- from the surface down to 6.5 feet

Groundwater sampled at five locations

- two existing wells bordering the site
- three spots where PCBs were found in soils

Surface water sampled at two locations

- Five samples were planned but due to a lack of rainfall only two were collected.

The map on the next page shows the sampling locations and the proposed cleanup area. Full details are in the Remedial Investigation report, available at the locations listed on page 5.

Investigation results

Sampling results from the 2003 investigation were combined with those from earlier years and evaluated. The results show that:

- Soil in several places within a 2-acre area is contaminated with PCBs at levels requiring cleanup. In 1999 one sample in this area showed a level of 3,220 parts per million of PCBs. In 2003 the highest level found was 590 parts per million. Overall, 49 of the 733 samples from 2003 showed PCBs at levels requiring cleanup.

- The contamination is confined to the 2-acre area within the Fieldstone Property boundary. The contamination does not extend offsite.

- Out of 73 soil samples, PAHs were found above the screening levels in five samples. These PAHs were found in the same samples that had high levels of PCBs, so they would be removed as part of the proposed cleanup. The "screening levels" are standard values used to

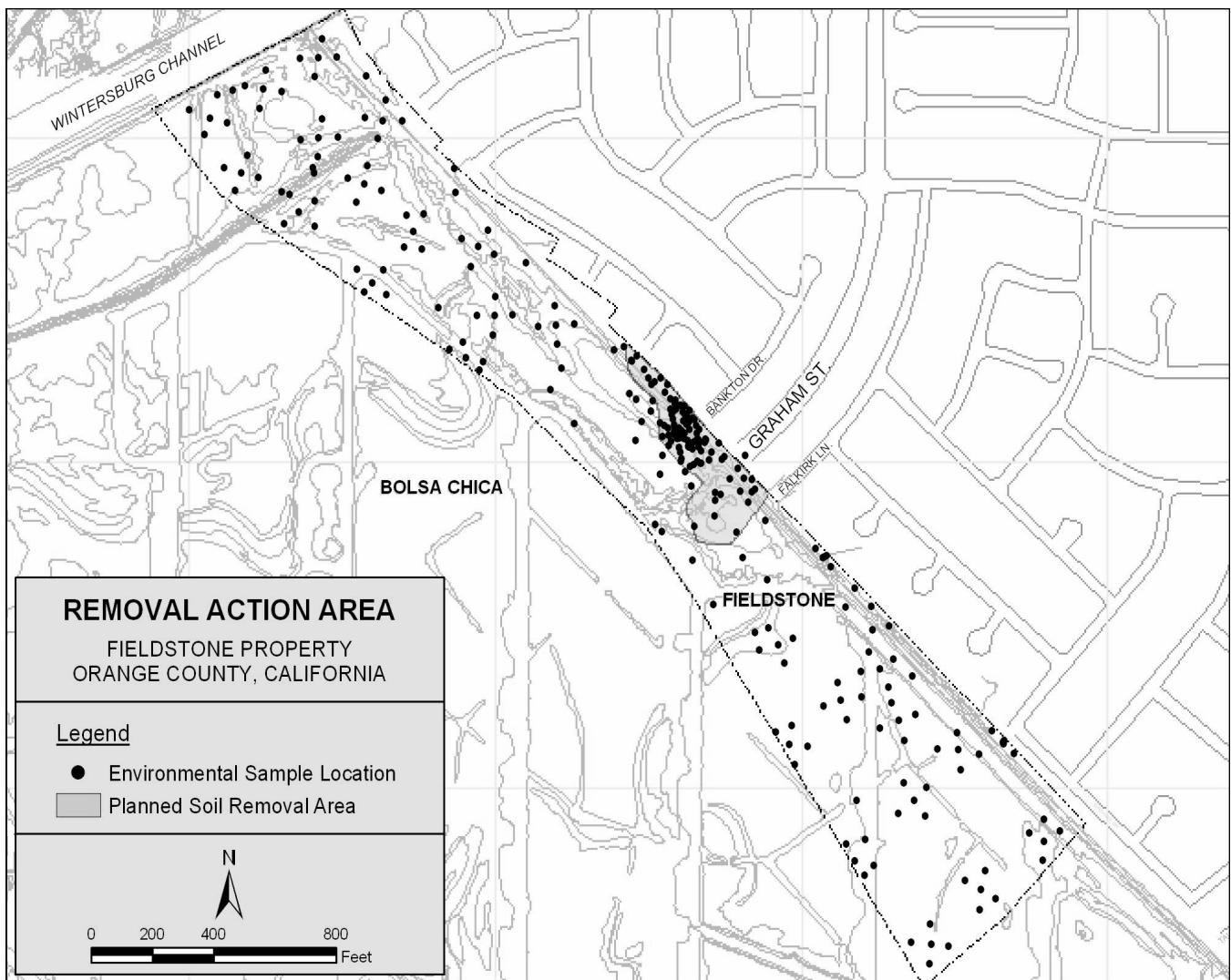
decide what level of contamination may be of potential concern. The screening levels used were based on protection of human health for residential land use, which is the highest possible level of protection. However, the Fieldstone Property is open land, not residential. This means that even though a chemical is above the screening level, it doesn't necessarily pose a risk at this site.

- The five soil samples with the highest PCB levels were also tested for dioxins and furans. Dioxins were found in one sample at slightly above the screening level. Furans were found in a different sample, below the screening level.

- Groundwater and surface water have not been contaminated.

Detailed results are in the Remedial Investigation report.

Sampling Locations and Proposed Excavation Area



Health risk evaluation results

We evaluated the potential risk to human health, wildlife, and plants from the contaminated soil. PCBs are the primary contaminant of concern because of the levels and amount found on the site. Dioxins, furans, and PAHs are not a primary concern because of the limited amounts found.

Risk posed to wildlife. The concentrations of PCBs in the soil over the 2-acre area are a potential threat to wildlife, especially birds. The animal most at risk from PCBs is Belding's savannah sparrow since it may get 100% of its diet from the site and is an endangered species. We estimated the safe level of PCBs to wildlife using the toxicity values in the Bolsa Chica Ecological Risk Assessment prepared for the rest of the wetlands by the State Lands Commission. The safe level is 0.25 parts per million in soil. This level is also safe for other wildlife and for humans.

No serious health risks to humans. The contamination on the site does not pose significant human health risks since it is not used as a residence, access is limited, and any exposures would be short term.

For the human health risk evaluation we considered exposures to PCBs in soil through ingestion, skin contact, and inhalation over a lifetime, assuming a residential use of the site. This assumption provides the strictest (most stringent) basis for determining risk since it is based on someone living on the site and having direct, daily contact with the contaminated soil. This is not the case with the Fieldstone Property, which is open and uninhabited.

Residents have expressed concern about their past exposure to the site through recreational use. It is impossible to determine the exact level of past exposure that would result from this type of use. However, only daily, close contact with the soil over many years would produce the type

of exposure that could cause significant health effects to humans.

Proposed cleanup is soil removal

To make the site safe for inclusion in the Bolsa Chica Ecological Preserve, we propose to remove all soil with PCBs above 0.25 parts per million and dispose of it at an approved off-site facility. Under this proposal workers would:

- excavate about 5,000 cubic yards of PCB-contaminated soil over the 2-acre area
- excavate to a maximum depth of five feet in some portions of this area
- keep the excavated soil in lined and covered piles at the site until it can be transported, or load the soil directly into lined roll-off bins or trucks
- take the soil by covered truckloads to an approved offsite disposal facility
- take follow-up soil samples to make sure the contaminated soil has been removed
- leave the site ready for restoration as part of the Bolsa Chica Ecological Preserve

Truck routes and frequency. Trucks would take on-site access roads south and turn right on Seapoint Ave. They would then turn left onto Pacific Coast Highway South, left onto Beach Blvd. North, then merge onto Interstate 405 North toward Long Beach to Interstate 5 North. The most contaminated soil would be taken to the hazardous waste landfill in Kettleman Hills, California. Less contaminated soil would be taken to other approved facilities. We estimate that about 300 truckloads would be needed to haul away the excavated soil. Truck traffic would be limited to 30 trips per day, between 7 a.m. and 6 p.m. Monday through Friday.

Dust control and worker safety. To control dust during excavation and hauling, the contractor performing the cleanup would lightly spray the soil with water. Excavated soil piles would be covered with plastic sheeting, as would truckloads of soil. We would also monitor the air at the perimeter of the excavation to make sure it stays at safe levels. Workers would wear masks,

if necessary, and protective clothing since they would be in close contact with the soil.

The excavation, removal, and follow-up sampling are estimated to take two to three months.

Other cleanup options considered

We evaluated various cleanup options to determine which was the best choice based on effectiveness, implementability, and cost. The effectiveness of a cleanup option is largely based on the level of protection of human health and the environment that it provides. Two other options were to: 1) take no action; and 2) place a cap over the contaminated soil and restrict access to the site. The first option is not acceptable because it allows the contamination to remain exposed. The second option prevents exposure, is feasible, and has a reasonable cost. However, it does not allow future use of the site as part of the restored wetlands. It also has a long-term cost for monitoring and maintaining the cap.

No environmental impact

As required by the California Environmental Quality Act (CEQA), we looked at whether the cleanup actions (the digging, hauling, etc.) would harm the environment by raising excess dust or disturbing habitat. We determined that the cleanup would have no impact on the environment due to the small volume of soil, the limited area, and the short duration of the project. Our finding is documented in a Notice of Exemption, which is available at the locations listed in the following paragraph.

More Fieldstone information at the library and our agency's office

The Draft RAW, Notice of Exemption, Remedial Investigation report, and other documents about the Fieldstone Property are at the Huntington Beach Library at 7111 Talbert Avenue in Huntington Beach, (714) 842-4481. We also have the documents at our agency's office at 5796 Corporate Avenue in Cypress. Please call Julie Johnson, File Room Coordinator, at (714) 484-5337 for an appointment.

Who to call at our agency

If you have questions about the Fieldstone Property, please call or email either of these people at the Department of Toxic Substances Control:

Remedios Sunga
Project Manager
(510) 540-3840
email: rsunga@dtsc.ca.gov

Kim Foreman
Public Participation Specialist
(714) 484-5324
email: kforeman@dtsc.ca.gov

Media Inquiries

Jeanne Garcia
(818) 551-2176
email: jgarcia1@dtsc.ca.gov

Notice to the Hearing Impaired

You can obtain additional information by using the California State Relay Service at 1-888-877-5378 (TDD). Ask them to contact Kim Foreman at (714) 484-5324.

Meeting Accessibility

For information on accessibility and to request reasonable accommodations for the public meeting, please call Kim Foreman at least one week in advance of the meeting.

For more information about DTSC, please visit our website at www.dtsc.ca.gov



Kim Foreman
Dept. of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

***INSIDE: Cleanup
proposed for the
Fieldstone Property***