

**Fact Sheet
May 2002**

SANTA ANA II MANUFACTURED GAS PLANT SITE HISTORIC BUILDING SANTA ANA, CALIFORNIA



SITE CLEANUP

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



INTRODUCTION

The public is invited to review and comment on a plan for removing contaminated soil from the site of the former Santa Ana II Manufactured Gas Plant (MGP) at the northwest corner of Sycamore and Second Street in Santa Ana, California. The soil, which is underneath a vacant and unused building, contains lampblack, a byproduct from the gas plant's operations in the late 19th century. The contamination does not pose a threat to the surrounding community, but could potentially be a problem for future occupants or workers in the building, located at 207 West Second Street (site). The soil is being removed so that the building can be made available for reuse.

Site investigation and cleanup is being performed by the Southern California Edison Company (SCE) under California Department of Toxic Substances Control (DTSC) oversight to ensure that the investigation and cleanup of the site are completed in a manner protective of human health and the environment. SCE currently operates an electric substation on the eastern portion of the site. The eastern portion of the site will be the subject of a future remediation.

This fact sheet provides a summary of the Draft Removal Action Workplan (RAW) that was prepared for the site and is now available for public review and comment. The Draft RAW describes history of operations, the results of the environmental investigations at the site, and the proposed cleanup plan for the contaminated soil. This fact sheet also contains information concerning information repositories and who to contact for additional information.

PUBLIC MEETING SANTA ANA II MANUFACTURED GAS PLANT

You are invited to attend a Public Meeting to submit comments to a draft Remedial Action Plan (RAW), proposed Negative Declaration and Initial Study (see the Proposed Cleanup Activities section) for the Santa Ana II Manufactured Gas Plant. The California Department of Toxic Substances Control (DTSC) will host the meeting and accept your comments to the draft RAW and proposed Negative Declaration.

Location: Walter Heninger Elementary School
Multi-Purpose Room
417 West Walnut Street
Santa Ana, CA 92701

Date: June 12, 2002
Time: 7:00pm-9:00pm

If you have any questions please contact Mr. Derrick Alatorre, Public Participation Specialist, DTSC at (714)484-5474.

The site is surrounded by commercial businesses and there are no residences within ¼ mile radius of the location.

SITE HISTORY

In the early 1900's, before natural gas became readily available, consumers used "manufactured gas" made from oil for heating, cooking, and lighting. The Santa Ana II was built and operated by Santa Ana Gas Works in early 1887. In 1892, the Santa Ana Gas and Electric Company purchased the property. In 1902, the property was purchased by Edison Electric Company, a predecessor to SCE. The MGP was dismantled by 1911 and the western half of the property was sold. The Historic Building was built in 1923 as an office building for the Southern Counties Gas Company, and was subsequently known as the Handlebars Santa Ana Saloon in the 1960s and the Carr Communication Inc. building in the 1970s and early 1980s.

SITE BACKGROUND

In the late part of the 19th Century and early part of the 20th Century, approximately 150 MGPs operated in California. As part of the gas manufacturing operations, some by-products, generally referred to as lampblack, were generated. Lampblack is a powdery or granular substance, similar to soot, that usually contains a group of organic compounds known as Polycyclic Aromatic Hydrocarbons (PAHs).

SITE INVESTIGATIONS

Soil and groundwater investigations at the site were conducted in 1997. Results indicated that some chemical compounds were present in the soil at levels that exceed background concentrations. These chemical compounds included PAHs, arsenic, and benzene. Groundwater was impacted, however, the amounts detected were within regulatory limits.

PROPOSED CLEANUP ACTIVITIES

Based on the results of the investigation, a Health Risk Assessment and Feasibility Study were conducted to evaluate possible cleanup options and its appropriateness. The criteria included:

- Protection of human health and the environment;
- Compliance with applicable, relevant, and appropriate regulations and requirements;

- Long-term effectiveness and permanence;
- Reduction in toxicity, mobility, and volume of contaminants through treatment;
- Short-term effectiveness;
- Community;
- State Acceptance; and
- Cost.

The objective of the RAW are as follows: (a) minimize potential future exposure of humans (site workers, residents and visitors) and potential ecological receptors to the chemicals of concern (COCs), and (b) reduce any potential future migration of constituents to groundwater beneath the Site. Four cleanup alternatives were considered for this site which included:

1. No action
2. Institutional controls (e.g. deed restrictions, etc.)
3. Containment and institutional controls
4. Excavation and offsite thermal desorption

Alternative #4 was selected because it was considered most protective of public health and the environment.

The proposed removal plan, as described in the Draft RAW, is to remove approximately 1,650 cubic yards of contaminated soil found in the top two to six feet of soil. Most of this soil would be excavated from beneath the floor of the building. The soil would be transported to a state approved treatment facility in Adelanto, California. Following excavation, soil samples would be collected from below the excavated soil to verify that the cleanup goals have been met. If possible, additional soil will be removed until the goals are met. After successful completion of the removal action, excavated areas will be backfilled with clean soil and the site restored to a cleanup level that is safe for commercial and industrial use.

If all the soil contamination cannot be cleaned up at the site, a land use restriction may be recorded on the deed. The proposed restriction would not interfere with the proposed uses of the building. However, it would preclude future development for sensitive land uses, including residential, without first obtaining DTSC's further review and approval prior to implementation.

In accordance with the California Environmental Quality Act (CEQA), DTSC is required to ensure that site cleanup work will not harm public health or the environment. DTSC has completed an environmental review called an "Initial Study" for the former MGP site - Historic Building and its conclusions support the issuance of a Negative Declaration for the proposed cleanup method. The negative declaration states that DTSC has no evidence that the cleanup will have a significant adverse effect on the environment and therefore does not require an Environmental Impact Report. The Negative Declaration and Initial Study are available for review at the two listed repositories, throughout the 30-day comment period along with the draft RAW.

PUBLIC COMMENT PERIOD

The DTSC has created a public participation program to ensure effective two-way communication between the public and the DTSC throughout the course of this project.

Interested parties may review and comment on the Draft RAW, Proposed Negative Declaration, and related documents throughout the 30-day comment period, which runs from May 17, 2002 to June 17, 2002.

Written comments should be postmarked no later than June 17, 2002. Comments should be sent to Mr. Derrick J. Alatorre (address listed on last page of this fact sheet).

At the end of the comment period, input from the interested parties will be evaluated to see if the Draft RAW needs to be revised. The RAW will then be finalized along with a Responsiveness Summary that lists responses to all comments received from interested parties. This Responsiveness Summary and a notice outlining the final RAW will be sent to those submitting comments and to those requesting to receive copies.

WHEN WILL THE CLEANUP ACTIVITIES OCCUR?

Assuming that there are no significant changes to the Draft RAW, site remedial activities are scheduled to begin in July 2002 and last approximately 10 weeks. Field work will take place Monday through Friday during daylight hours. Occasionally light field work may occur on Saturdays. Prior to the start of the project, representatives from SCE will visit site neighbors to inform them of the schedule.

HOW WILL THE WORK AFFECT THE PUBLIC?

Impact to businesses and residents in the area will be minimal, as all of the field activities will be limited to the interior of the building and a limited area around the perimeter of the building. Minor traffic delays might occur while trucks are removing soil from the site or delivering clean soil. There will be a small increase in truck traffic. A total of approximately 100 truckloads of soil will be removed from the property over a 6-week period. To promote safety, a flagman will be on duty to direct truck traffic.

In order to protect the community and workers during remedial activities, field work will be conducted according to a DTSC approved Health and Safety Plan prepared for the site. This includes controls to minimize odor, dust, airborne contaminants and noise. Protective clothing and gloves may also be used for field personnel working close to the contaminated soil. There may be some noise from small mechanical equipment operated primarily inside the building.

Perimeter air monitoring will be conducted at the site to ensure the site contaminants are not present in the air above regulatory action levels. If dust generation exceeds the regulatory action levels, immediate action will be taken to mitigate and suppress the dust within the site and prevent it from migrating beyond the site boundaries.

FOR MORE INFORMATION

The Department encourages interested individuals to review information about the site. The Draft RAW, which contains details of the proposed work, and other project documents approved by DTSC, can be viewed at the following information repositories.

CONTACTS

Mr. Jess S. Villamayor
Project Manager
Department of Toxic Substances Control
1011 North Grandview Avenue
Glendale, CA 91201
(818) 551-2879

Mr. Derrick J. Alatorre
Public Participation Specialist
Department of Toxic substances Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5474

INFORMATION REPOSITORIES

DTSC, Glendale Office, File Room
1011 North Grandview Avenue
Glendale, CA 91201
(818) 551-2879
Hours: Monday through Friday, 8:00 a.m. – 4:00 p.m.

Santa Ana Library
26 Civic Center Plaza
Santa Ana, California
(714) 647-5250
Hours: Monday/Saturday, 10:00 a.m. – 6:00 p.m.

PARA INFORMACIÓN EN ESPAÑOL

Si necesita información en español, por favor póngase en contacto con Sr. Derrick Alatorre, al teléfono (714) 484-5474.

Notice to Hearing Impaired Individuals

TDD users can obtain additional information by using the California Relay Service (1-888-877-5378) to reach DTSC Project Manager, Jess Villamayor at (818) 551-2879.



Derrick Alatorre
Public Participation Specialist
California Environmental Protection Agency
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630

**INSIDE: INFORMATION ON SANTA ANA II MANUFACTURED GAS PLANT SITE, HISTORIC BUILDING,
SANTA ANA CALIFORNIA**
