

# COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances by restoring contaminated resources, enforcing hazardous waste laws, reducing hazardous waste generation, and encouraging the manufacture of chemically safer products.

## Proposed Remedial Action Plan For Victoria Golf Course (former BKK Carson Landfill) Site Available For Public Review & Comment

Our agency, the Department of Toxic Substances Control (DTSC), invites the public to review and comment on a proposed plan to enhance the containment of contaminated soils and waste debris, and maintain a soil cover and monitor landfill gas, at the Victoria Golf Course Site (known as the former BKK Carson Landfill). The proposed plan, called a draft Remedial Action Plan (RAP) was developed specifically for the approximately 270 acre site located northeast of the 405 Freeway located primarily at 340 East 192<sup>nd</sup> Street in Carson, including the Victoria Golf Course, the Victoria Cricket Fields, a portion of the Victoria Regional Park, the Goodyear Airship Center, and the MB Landscape Nursery. In compliance with the California Environmental Quality Act (CEQA), DTSC prepared a Notice of Exemption (NOE), as the proposed RAP activities will not have a significant effect on human health and the environment.

DTSC is the lead regulatory agency for review and approval of the RAP. The draft RAP, if approved, will address potential exposure threats from buried wastes at this former landfill. Although groundwater impacts are present at the site, they are being monitored by DTSC. A separate RAP for groundwater will be developed and implemented in the future.

There is **no** current health risk from landfill gasses at the Site, as indicated by ongoing monitoring. Also, groundwater under the Site is **not** a source of drinking water. DTSC has determined there are chemicals present at the Site that are above protective standards and DTSC requires a cleanup plan be developed and implemented to ensure long-term public health and safety. This Fact Sheet provides additional information on:

- Why Remedial Action Is Necessary
- Site Location & History
- Site Investigations Conducted
- Proposed Remediation Plan (draft RAP)
- California Environmental Quality Act (CEQA)
- How You Can Participate
- Where To Find Project Documents
- Who to Contact at DTSC For Information
- Next Steps

### Public Comment Period



**February 26th, - March 28th, 2016**

A **30-day public comment period** is being held to receive public comments on the draft RAP. **All public comments must be post-marked or e-mailed by March 28th, 2016, and sent to:**

Alice Gimeno-O'Brien, Project Manager  
 Dept. of Toxic Substances Control  
 5796 Corporate Avenue  
 Cypress, CA 90630-4732  
 E-mail:  
[Alice.Gimeno-OBrien@dtsc.ca.gov](mailto:Alice.Gimeno-OBrien@dtsc.ca.gov)

### Public Meeting Announcement

DTSC is hosting a public meeting to receive public comments on the draft RAP. Please join us to learn more about this project in your community:

**Thursday, March 10th, 2016**  
**6:00 pm at the**  
**Victoria Community Regional Park**  
**Multipurpose Room**  
**419 E. 192<sup>nd</sup> Street, Carson CA 90746**

The draft RAP and other project documents are available for review at the Information Repository locations listed on page 3 inside this Fact Sheet.



### Why Remedial Action Is Necessary

The Victoria Golf Course Site (former BKK Carson Landfill) is part of the former BKK Carson Landfill. The landfill served principally as a municipal waste landfill, and as part of landfill operations, waste that contained total petroleum hydrocarbons (TPHs), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), and/or metals was placed in excavated trenches that were then covered with soil. Typical of landfills that contain organic materials, the landfill waste is currently undergoing natural decay, which generates landfill gases including methane. Quarterly landfill gas monitoring has been ongoing at the former landfill since the 1980s. There is no current risk to health because the public is not exposed directly to contaminated onsite soil or landfill gas. However, because of potential degrading or thinning of the landfill cover, or digging activities through the landfill cover (by site workers) that could lead to potential exposure to increased landfill gas emissions or direct exposure to contaminated soil, DTSC recommends a RAP be implemented to protect the public, site workers and the environment. DTSC will oversee the cleanup activities and ensure work is performed in a manner protective of human health and the environment.

### Site Location & History

The approximately 270 acre Site was part of the approximately 372 acre former BKK Carson Landfill. The Site has multiple owners including Los Angeles County, Goodyear Tire and Rubber, Watson Land Company, and the City of Carson. The Site is located northeast of the 405 Freeway along the Dominguez Channel and Del Amo Boulevard on the south-southwest, roughly along 192<sup>nd</sup> Street on the north, Avalon Boulevard on the east, and Main Street on the west, in a mixed residential and commercial area. Currently, the Site is developed as the Victoria Golf Course, Victoria Cricket Fields, a portion of Victoria Regional Park, Goodyear Airship Operations Center, MB Landscape Nursery, Dominguez Channel and Branch Channel, and City of Carson public street rights-of-way.

The former BKK Carson Landfill operated from about 1948 to 1960 and the Site is part of that former landfill. It stopped accepting waste in December 1959, and thereafter subsequently closed. Following closure, the landfill was subdivided into different parcels. The parcels northeast of and including the Dominguez Channel is the subject of this draft RAP. *Parcels southwest*

*of the Dominguez Channel, including the Dominguez Golf Course Site are currently being addressed in a separate RAP.*

### Site Investigations Conducted

Numerous limited environmental investigations have been conducted over the years that indicate the presence of contamination is caused from past landfill activities. The most recent investigation for soil, soil gas (and groundwater), was completed to: 1) identify areas of impacts, and 2) identify viable cleanup options.

The environmental investigation known as a Remedial Investigation/Feasibility Study (RI/FS) included the collection and analysis of samples from soil cover, waste zone soil, soil gas, and native soil. The investigation included:

- 75 Soil gas/landfill gas wells/probes
- 123 direct-push soil sample borings
- 111 hand-dug borings
- 22 groundwater monitoring wells

The Site soil and soil gas were found to be contaminated at levels requiring action with chemicals including petroleum hydrocarbons, VOCs, heavy metals, pesticides, and polychlorinated biphenyls (PCBs). The investigation also included soil gas sampling in the yards of five homes located along the northern boundary of the Site. Sampling results at these homes indicated no exposure threat to the residents.

### Groundwater Update

*DTSC determined additional environmental investigation and groundwater data from the entire former landfill, including the Dominguez Golf Course portion is appropriate. Therefore, the investigation report and draft RAP for this Site involves soil and soil gas media only.*

### Proposed Remediation Plan – draft RAP

The goal of the RAP is to make sure the buried waste present at the Site is sufficiently contained and that the landfill cover is protective of human health and the environment. To address residual contamination present in soil and soil gas, the draft RAP proposes:

- 1) Monitoring and Maintenance of the Site Cap – Ongoing Site monitoring and inspection of existing soil cover would continue. Appropriate maintenance would be conducted, as needed, the requirements for which will be documented in an Operation, Monitoring and Maintenance Plan for each Site property.

2) Landfill Gas Monitoring – Regular landfill gas monitoring for the Site perimeter, on-site and at the surface, regular soil cover inspections and appropriate maintenance work be conducted as needed. Methane alarms will be installed in all enclosed-space slab-on-grade buildings. Also, health and safety monitoring will be required for site workers during any intrusive or land-disturbing activities. Protective actions will be taken if any monitoring indicates landfill gas is present at levels that could pose potential risks.

3) Institutional Controls – Institutional control documents (deed restrictions) will be implemented to prevent sensitive land uses (such as constructing hospitals or schools), and to prohibit disturbance of the Site soil unless approved by the landowner and DTSC. Also, three (3) soil areas will be documented as “areas of concern” (location-specific institutional control), requiring notice to Site workers if any digging were to occur causing any exposure risk.

4) Paving One Soil Area – One soil area of concern (about 25 square yards) will be surface paved. About one (1) truckload of concrete is anticipated to be transported to the Site for the paving activity.

The entire Site will be subject to regular inspection and monitoring to ensure the Site continues to be protective for the public’s use and for on-site workers.

### 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 a Notice of Exemption (NOE) for this project, as the proposed RAP activities will not have an adverse environmental impact.

### How You Can Participate

We want to know what you think of the draft RAP. **The 30-day public comment period of the draft RAP begins February 26th, and ends March 28th, 2016. All public comments must be postmarked or e-mailed no later than March 28th, 2016, and sent to:**

Alice Gimeno-O’Brien, Project Manager  
Dept. of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
E-mail: [Alice.Gimeno-OBrien@dtsc.ca.gov](mailto:Alice.Gimeno-OBrien@dtsc.ca.gov)

### Public Meeting Announcement

DTSC is also hosting a public meeting to present the draft RAP and receive public comments. ***The public meeting is planned for Thursday, March 10th, 2016, at 6:00 pm, at the Victoria Community Regional Park, Multipurpose Room, 419 E. 192<sup>nd</sup> Street, Carson 90746.***

### Information Repository Locations

Project documents including the draft RAP, Final Remedial Investigation/Feasibility Study (RI/FS) Report, and CEQA NOE are available for public review at the following Information Repositories:

#### Carson Regional Library

151 East Carson Street  
Carson, CA 90745-2703  
(310) 830-0901  
Mon/Tues/Wed/Thurs: 10 am to 8 pm  
Friday: 10 am to 5 pm  
Saturday: 10 am to 6 pm  
Sunday: 1 pm to 5 pm

#### Department of Toxic Substances Control

5796 Corporate Avenue  
Cypress, CA 90630-4732  
(714) 484-5336  
Mon – Fri 8 am – 5 pm  
Please contact Ms. Jone Barrio at the above number to make an appointment.

### Additional Information Sources

Site documents are also available for electronic review on DTSC’s EnviroStor website at [www.EnviroStor.dtsc.ca.gov](http://www.EnviroStor.dtsc.ca.gov).

Documents made available to the public by DTSC can be made available in an alternate format (i.e., Braille, large print, etc.) or in another language as appropriate, in accordance with State and Federal law. Please contact Stacey Lear, DTSC Public Participation Specialist, for assistance with alternative formats.

### Whom to Contact at DTSC for Information

If you have any questions about the Victoria Golf Course Site (former BKK Carson Landfill site) project, draft RAP, CEQA NOE or other related project activities, please contact the following DTSC staff:



Alice Gimeno-O'Brien, Project Manager  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
(714) 484-5429  
E-mail: [Alice.Gimeno-OBrien@dtsc.ca.gov](mailto:Alice.Gimeno-OBrien@dtsc.ca.gov)

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

### Next Steps

If approved, RAP activities will begin in late spring. No road closures or traffic impacts to residents or businesses are anticipated to occur. Approved RAP activities will be implemented in a manner so as to minimize any interference to the nearby Goodyear Airship Center, the MB Nursery, Victoria Park users, golf course staff and patrons.

### Media Inquiries

Sandy Nax, Public Information Officer  
Department of Toxic Substances Control  
P.O. Box 806  
Sacramento, CA 95812-0806  
(916) 327-6114  
E-mail: [Sandy.Nax@dtsc.ca.gov](mailto:Sandy.Nax@dtsc.ca.gov)

*For more information about the Victoria Golf Course Site (former BKK Carson Landfill) 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 Individuals

TTY users can use the California Relay Service at 711 in state or 1-800-855-7100 outside California. You may also call (714) 484-5354 to reach Stacey Lear, DTSC Public Participation Specialist or toll-free 1-866-495-5651.







**Stacey Lear, Public Participation Specialist**

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, CA 90630-4732

***Inside: Information on the Victoria Golf Course (former BKK Carson Landfill) Site, Carson***

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