



Department of
Toxic Substances
Control

*Our mission is
to protect
California's people
and environment
from harmful effects
of toxic substances
by restoring
contaminated
properties,
identifying and
promoting safer
ingredients in
consumer products,
and ensuring
stewardship through
enforcement,
regulation and
pollution
prevention.*



State of California



California
Environmental
Protection Agency

Fact Sheet, October 2011

Draft Cleanup Plan for the Proposed Five Star Express Car Wash Available for Public Review Hawaiian Gardens, California

The Department of Toxic Substances Control (DTSC) is issuing this fact sheet to inform the community about an opportunity to review and comment on a draft cleanup plan (called a draft Removal Action Workplan or draft RAW). The draft RAW proposes to remove soil contaminated with total petroleum hydrocarbons (TPHs) and volatile organic compounds (VOCs), left over from past site operations, on the proposed Five Star Express Car Wash (referred to in this fact sheet as the Site) located at 12245 Carson Street in Hawaiian Gardens, California.



PUBLIC COMMENT PERIOD October 7, 2011 to October 21, 2011

The draft RAW and other related project documents for this Site are available for public review and comment at the locations listed on page 3. We will make a final decision after all public comments have been reviewed and considered. Please submit written comments in the enclosed postage paid envelope postmarked by **October 21, 2011**; or by email before the deadline date no later than 5:00 p.m. to:

Dr. Nirupma Suryavanshi, DTSC Project Manager

5796 Corporate Avenue

Cypress, CA. 90630

NSuryava@dtsc.ca.gov

Si desea información en español, comuníquese con Jeanne Garcia al (818) 717-6573



Why Cleanup Is Necessary

There is **no** immediate health risk because the public is not currently exposed to the contaminated soil since the contaminants are located below ground surface. In addition, the area is fenced and access is restricted. However, because exposure to elevated levels of TPH and VOC contamination can cause adverse health effects, DTSC requested that a cleanup plan be prepared to remove and dispose of the contamination. DTSC will oversee the cleanup and ensure that it is performed in a manner that does not harm people or the environment.

History and Operations at the Site

The Site is currently vacant land located in a commercial area and is approximately 16,625 square feet in size. From 1956, the Site was occupied by an automotive facility until 1983. An office building that was built in 1948 became a restaurant in 1949 until it was demolished recently in 2005.

Environmental Investigations

In compliance with State laws, the current owner has conducted several environmental investigations to determine if previous Site activities posed a potential threat for future construction. During these investigations, soil found in the former sump from past operations of the auto facility at the Site were found to be contaminated with total petroleum hydrocarbons (TPHs) and other volatile organic compounds (VOCs) above levels allowable by DTSC. Based on the results of the investigations, DTSC has determined that a cleanup is required at the Site.

Proposed Cleanup Options

The following Cleanup Options have been considered for this Site:

Alternative 1 – No Further Action

Alternative 2 – In-Situ Bioremediation

Alternative 3 – Excavation and Off-Site Disposal

Alternative 4 – Vapor Extraction and On-Site Treatment

Recommended Cleanup Option

Based on careful analysis of the options, Alternative 3, Excavation and Off-Site Disposal, is recommended because it protects human health and the environment, is permanent, and is most cost effective.

If Alternative 3 is selected, approximately 42 cubic yards of contaminated soil will be dug out using a backhoe, bulldozer, shovels, and/or other types of earth moving equipment, as necessary. The soil will be either temporarily stockpiled with plastic sheeting which overlap a minimum of 24 inches and are secured so that no portion of the contaminated soil is exposed to the atmosphere, or loaded directly onto trucks and taken off-site to be disposed at a state-licensed facility.

Safety & Dust Control During Cleanup

The following actions will be taken during this process to ensure public safety and minimize dust:

- Installing temporary fencing with windscreens for security and dust control
- Driving all vehicles at slow speeds while on the property
- Spraying of work areas with clean water to control dust
- Covering stockpiles with plastic sheeting
- Securing trucks with covers before they leave the site
- Brushing truck tires entering and exiting the site to remove soils and debris
- Monitoring the air at the site to ensure the amount of dust stays at safe levels

Proposed Transportation Route for Trucks

The contaminated soil will be loaded onto trucks and taken to a state-licensed disposal and/or treatment facility. The cleanup activities will be performed between 7 a.m. to 6 p.m. Monday through Friday. To minimize potential impacts to local businesses, trucks will exit the Site heading West on Carson Street to Highway 605 North. Then will merge onto State Highway I-5 North to Kettleman Hills Landfill (KHF). Due to shoring, an alternate route may be used by heading north on Compton, then east on Washington Blvd and then turning right to Alameda (North) to merge onto the Interstate Highway I-10, proceeding to the KHF.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The NOE states that the proposed cleanup will not have a significant negative effect on human health and the

environment because of the short duration, relatively small amount of contaminated soil to be removed, and the controlled way in which the contaminated soils will be dug out, loaded onto trucks and taken away to a state-licensed disposal and/or treatment facility for lawful disposal.

Next Steps

At the close of the public comment period, DTSC will review and consider any public comments and make any necessary revisions to the draft RAW prior to final approval. Also, a Response to Comments document will be mailed to everyone who makes a comment and provides their name and address. The soil removal is expected to take place in the Fall of 2011 and should take three days. After the cleanup process is completed, additional soil testing will be done to confirm that the cleanup goals established for this Site have been achieved and a Removal Action Completion Report from the current owner will be submitted to DTSC for review and approval. If the confirmation soil sample still shows contamination, additional site investigations including groundwater sampling and installation of groundwater monitoring wells will be implemented. In addition, land use restrictions will be enforced on the entire Site (both northern and southern parcels). It will limit its land use as future commercial/industrial development only due to the presence of elevated soil gas levels found at some of the sampling locations.

Where to Find Project Documents

DTSC encourages you to review the draft RAW, NOE, and other site-related documents which are available at the information repositories listed below:

Hawaiian Gardens Library
12100 Carson Street
Hawaiian Gardens, CA 90716
Phone: (562) 496-1212

Department of Toxic Substances Control
Regional Records Office
5796 Corporate Avenue
Cypress, CA 90630
Contact: Julie Johnson (714) 484-5337
Hours: 8 a.m. – 5 p.m. Monday – Friday

Copies of key technical reports, fact sheets and other site-related information are also available online at DTSC's website: www.envirostor.dtsc.ca.gov.

All documents made available to the public by the 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 Christina Fu listed below for assistance.

Who to Contact for More Information

For more information about the draft cleanup plan or to be added to the site mailing list please contact the following DTSC representatives:

Dr. Nirupma Suryavanshi
DTSC Project Manager
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5375
NSuryava@dtsc.ca.gov

Stacey Lear
DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5354
Toll-Free: (866) 495-5651
SLear@dtsc.ca.gov

For media related inquiries, please contact:

Jeanne Garcia,
DTSC Public Information Officer
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6573
JGarcia1@dtsc.ca.gov

Notice to the Hearing Impaired

Telecommunications Device for the Deaf (TDD) users can obtain information about the Site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist. Ask them to contact Stacey Lear at (714) 484-5354 regarding the Five Star Express Car Wash Site.

