

COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Draft Remedial Action Plan for Dominguez Golf Course Site Available for Public Review and Comment

A draft Remedial Action Plan (RAP) to contain and remediate contaminated soils, waste debris and soil gas at the Dominguez Golf Course (DGC) site is available for public review and comment. The draft Remedial Action Plan (RAP), describes the environmental investigations conducted and the proposed remedy to address environmental contamination in soil at the site. Under the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared by the City of Carson to ensure CEQA compliance. The draft RAP, if approved, will put contaminated property into productive use by allowing for future site redevelopment into a high-performance driving skills facility (Porsche Driving Skills Center) in your community following completion of remedial activities. This fact sheet provides information on:

- Why Remedial Action Is Necessary
- Site Location and History
- Investigations Conducted for Soil
- Proposed Remediation Plan (draft RAP)
- Safety Measures
- California Environmental Quality Act (CEQA)
- Where to Find Site Documents
- Next Steps

COMMUNITY MEETING ANNOUNCEMENT

Monday, September 17th, 2012 – 6:30 PM
City of Carson – City Council Chambers
701 E. Carson Street, Carson 90745-2224

DTSC invites you to attend a Community Meeting to present the draft RAP and to receive your public comments. The City of Carson will also present information on the Porsche Driving Skills Center project and associated Draft EIR. Please join us to learn more about this project in your community.

Public Comment Period



**August 30th, 2012 to
 October 14th, 2012**

The draft RAP is available for public review and comment during the 45-day public comment period. Public comments must be **postmarked or e-mailed no later than October 14th, 2012 and sent to:**

Mr. Daniel Zogiab
 DTSC Project Manager
 Department of Toxic
 Substances Control
 5796 Corporate Avenue
 Cypress, CA 90630-4732
 E-mail: Daniel.zogaib@dtsc.
 ca.gov.

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

Our agency, the Department of Toxic Substances Control (DTSC), is the lead regulatory agency responsible to oversee the investigation and remediation of the DGC site. There is no current risk to health because the public is not exposed to contaminated on-site soil or soil gas. However, because exposure to the chemicals found in soil at the site can potentially cause adverse health effects, DTSC recommends a Remedial Action Plan be developed and implemented to ensure the public will not in the future be exposed to the contaminated soil or soil gas above health protective screening levels. DTSC will oversee the proposed remedy and ensure work is performed in a manner that does not harm people or the environment.

Why Remedial Action Is Necessary?

The DGC site is part of the former BKK Landfill. 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 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 methane gas at levels that sometimes require mitigation to ensure long-term public health and safety. Containment of the landfill, through approved RAP activities for soil and soil gas, would allow for site development to proceed. Groundwater impacts are present at the DGC site but are not anticipated to be encountered during proposed construction activities. Groundwater impacts will be addressed in another future cleanup plan.

Site Location and History

The 53-acre DGC site owned by the Watson Land Company (“Watson”) and Watson Partners, L.P., is currently comprised of three parcels located on the north side of Del Amo Boulevard, between Main Street on the west and 405 Freeway on the east, in a mixed residential

and commercial area. Previously, the site was developed as a golf course until it was closed in preparation for construction of the driving skills facility.

The BKK Landfill operated from about 1948 to 1960 and the DGC site is part of that landfill. The BKK Landfill stopped accepting waste in December 1959, and thereafter subsequently closed. Following the BKK Landfill closure, the part of the landfill south of the Dominguez Channel was sub-divided into four parcels. Three of these parcels (owned by Watson) are the subject of this draft RAP. Another parcel (known as the large vacant parcel) is not part of the redevelopment and is therefore being investigated separately.

From the early 1960s until 2011, the DGC site was used for apartment dwellings (formerly known as the Don Dominguez Apartments) and a public golf course. In September 2011, existing apartment buildings were vacated and in December 2011, demolition of the apartment structures was completed. The public golf course ceased operations in April 2012. This parcel currently remains as a fenced, open area. In 2007, Watson entered into a Consultative Services Agreement and later a Voluntary Cleanup Agreement with DTSC for oversight of the investigation and remediation of the site.

Investigations Conducted and Results for Soil

Three phased and focused soil gas and soil investigations were conducted throughout the DGC site to identify areas of impacts and to identify prospective viable cleanup options. Soil gas and soil investigations included collecting samples and conducting an analysis of the samples collected. Sample results indicated that a RAP be prepared to protect future site users and to comply with relevant rules and regulations.

Proposed Remediation Plan – Draft RAP

To address residual contamination still present in soil and soil-gas at the site and to continue to comply with state landfill requirements, the existing soil that covers

the site will be graded and enhanced, as needed, to make sure the buried waste is sufficiently contained and that the soil is protective of human health and the environment. Landfill gas generated by the natural decay of organic waste would be controlled by the construction and installation of a landfill gas collection system. The components of this landfill gas collection system would include buried perforated plastic piping that would be connected to a gas collection and treatment system in the future, if needed. To ensure that this system can be operated in a timely fashion if needed, it would be fully designed. The piping would be placed into the ground during the project's construction phase and the collection and treatment system would be procured, installed and operated in the future if needed. The entire site would be subject to regular inspection and monitoring to further ensure that the site continues to be safe for use.

Safety Measures

To protect the surrounding community and on-site workers during the proposed remedial activities, the following safety measures will be implemented under DTSC oversight:

- Site Security – The site is secured and only authorized personnel will be allowed on-site.
- Dust Control – Water will be sprayed when soil is loaded and unloaded during excavation and grading to reduce dust emissions. Trucks will maintain low speeds and truck beds will be secured with tarp before leaving the site to reduce fugitive dust. Soil stockpiles will be covered with plastic sheeting at the end of each work day.
- Controlling Migration – Storm water controls will be implemented and monitoring will be conducted to ensure there is no migration (run-off) of contaminated soil in the event of rain.

- Monitoring – Wind conditions will be monitored to ensure wind speeds do not exceed 25 mph. In the event winds exceed 25 mph, all work will cease until wind speeds fall below 25 mph. Ambient air monitoring will be conducted to ensure dust remains at safe levels.

- Traffic Control – Traffic control using flagmen to direct truck traffic and flow on and off-site will be conducted.

California Environmental Quality Act (CEQA)

CEQA requires the Lead Agency to review the project activities for the possibility of environmental impact, before approving the project. In this case, the City of Carson is the Lead Agency for CEQA and has prepared a Draft Environmental Impact Report (EIR) for the remediation activities described in the draft RAP and the overall redevelopment project. The City of Carson is accepting public comments on the Draft EIR for this project during the 45-day public comment period. DTSC is a Responsible Agency under CEQA. With respect to the proposed remediation activities, the finding is that the proposed remedial activities will not have an adverse impact on public health and the environment.

Where to Find Site Documents

DTSC encourages you to review the draft RAP and Draft EIR. These documents are available for public review at the Information Repositories listed below:

Carson Regional Library
151 East Carson Street
Carson, CA 90745-2703
(310) 830-0901

Monday: Closed

Tues/Wed/Thurs: 10 am – 8 pm

Friday: Closed

Saturday: 8 am – 6 pm

Sunday: Closed

City of Carson – City Planning
701 E. Carson Street
Carson, CA 90745-2224
(310) 830-7600 (ext 1301)
Monday – Thursday: 7 am – 6 pm
Contact: Zac Gonzalez II, Associate Planner
for more information

Department of Toxic Substances Control
Regional Records Office
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5337
Contact Julie Johnson for an Appointment.

Site documents are also available for review at www.EnviroStor.dtsc.ca.gov. A computer is available in the DTSC file room for public use.

How to Participate and Submit Your Comments
DTSC encourages you to review the draft RAP and wants to know what you think about this proposed remedial action plan. **The 45-day public comment period for the draft RAP begins August 30th, and ends October 14th, 2012. All public comments must be postmarked or e-mailed by October 14th, 2012, and sent to:**

Daniel Zogaib, Project Manager
Department of Toxic Substances Control
Regional Records Office
5796 Corporate Avenue
Cypress, CA 90630-4732
E-mail: Daniel.zogaib@dtsc.ca.gov

DTSC is also hosting a public meeting to present the draft RAP and accept public comments on the draft RAP. The City of Carson will also be present and to discuss the Draft EIR, proposed redevelopment project (Porsche Driving Skills Center) and accept public comments. Please see the front page of this Fact Sheet for more public meeting information. Please join us on Monday,

September 17th, 2012, 6:30 pm, at the Council Chambers, Carson City Hall, 701 E. Carson Street, Carson.

Who to Contact at DTSC for More Information

For more information about the draft RAP, City of Carson's Draft EIR or other project related activities, please contact the following DTSC staff:

Daniel Zogaib, Project Manager
Department of Toxic Substances Control
5796 Corporate Avenue
Cypress, CA 90630-4732
(714) 484-5483
E-mail: Daniel.zogaib@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

Next Steps

If the draft RAP is approved, RAP activities will take about six months to complete. Site activities will be conducted during weekdays between 7:00 am and 6:00 pm. No street or road closures are anticipated to occur.

Media Inquiries

Jeanne Garcia, Public Information Officer
Department of Toxic Substances Control
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
(818) 717-6573
E-mail: jgarcia1@dtsc.ca.gov

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

PUBLIC COMMENT FORM AND MAILING COUPON

NOTICE OF DRAFT REMEDIAL ACTION PLAN AND -45 DAY PUBLIC COMMENT PERIOD
DOMINGUEZ GOLF COURSE SITE, CARSON, CA

You may use this form to send in your written public comments on the draft Remedial Action Plan (RAP). You may also use this form to ask to be added or deleted from the Dominguez Golf Course site mailing list. If you know of any persons or organization that would like to be on the mailing list, use this form to notify us. Please address all mailings to Mr. Daniel Zogaib, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732.

Reminder: All public comments on the draft RAP must be post-marked or e-mailed by October 14th, 2012.

Name: _____

Agency or Organization: _____

Address: _____

Telephone #: _____

_____ Please add me to the Dominguez Golf Course site mailing list.

_____ Please delete me from the Dominguez Golf Course site mailing list.

Comments: _____

Multiple horizontal lines for writing comments.

DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.