



Department of Toxic Substances Control

Maziar Movassaghi
Acting Director
5796 Corporate Avenue
Cypress, California 90630



Arnold Schwarzenegger
Governor



Linda S. Adams
Secretary for
Environmental Protection

NOTICE OF EXPLANATION OF SIGNIFICANT DIFFERENCES (ESD) FROM OCTOBER 1995 REMEDIAL ACTION PLAN (RAP) FOR CAL COMPACT LANDFILL SITE, UPPER OPERABLE UNIT, CARSON, CALIFORNIA

What Is Being Proposed?

The Department of Toxic Substances Control (DTSC) is notifying the public of its Explanation of Significant Differences (ESD) document from the October 1995 Remedial Action Plan (RAP) for the Cal Compact Landfill Site, in Carson. The ESD documents proposed changes to the approved October 1995 Remedial Action Plan (RAP). The former Cal Compact Landfill site is now being developed and will bring new retail and housing opportunities to Carson. You may know of this development as "The Boulevards at South Bay" project located at the southwest side of Interstate 405 freeway at Main Street. The ESD is based on proposed changes to the remedy described in the approved October 1995 RAP. These changes pertain to the construction material for the landfill cap and the addition of a residential component to the redevelopment of the site.

The October 1995 RAP addressed hazardous substances found in the top soils, landfill waste, subsurface landfill gases and groundwater down to the top of the Gage Aquifer beneath the site. At the time the 1995 RAP was prepared, the proposed land use was for a former commercial/retail shopping center, and did not include residential development. Since the October 1995 RAP was approved, and as new site owners are developing the site, advances have been made in the materials used for construction of landfill caps. A material change from clay to geosynthetic liner with linear low density polyethylene (LLDPE) has been proposed and approved for use by DTSC. Enhanced features of the LLDPE include extreme flexibility and elongation properties, longer expected useful life, chemical resistance, and suitable compensation for anticipated future landfill settlement.

The October 1995 RAP was prepared with a commercial/retail shopping center as the proposed end use. The current site owner has proposed a residential use component for a portion of the site. This proposed change requires an evaluation of whether or not a residential use component could be approved by DTSC provided engineering and institutional controls are implemented that would assure protection of human health and safety. As another layer of protection, the current site owner has proposed to construct a Building Protection System (BPS) that provides additional protection beyond the remediation systems described in the October 1995 RAP. DTSC has, on a conceptual basis, concluded that the BPS is feasible and protective of human health and safety. The land use currently proposed includes residential development on a podium deck with open air parking below the residential spaces. DTSC will require detailed plans be submitted for review and a post-construction human health assessment prior to approval of residential use of any portion of the site.

Why This Notice and Where To Find More Detailed Information

This notice is to inform the public of the opportunity to view the ESD document. The ESD document is available for viewing online at ci.carson.ca.us, and DTSC's EnviroStor database, www.envirostor.dtsc.ca.gov. You may also view the ESD document at the following Information Repositories:

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

Department Toxic Substances Control
Regional Records Office
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5337 *contact Julie Johnson for an appt.*

Who to Contact For More Information?

For more information about this project, please contact Ms. Stacey Lear, DTSC Public Participation Specialist at (714) 484-5354 or toll free 1-888-877-5378. Notice to Hearing Impaired: You can obtain additional information by using the California State Relay Service at 1-888-877-5378 (TDD). Ask them to contact Ms. Stacey Lear at the number above regarding the Boulevards at South Bay site. **Si desea información en español, comuníquese con: Marina Pérez, al (310) 956-5942 o por línea sin costo al 1-866-928-4566.**