



# Del Amo Superfund Site

## Los Angeles, California

U.S. Environmental Protection Agency \$ Region 9 \$ San Francisco, CA \$ April 2008

## EPA and City of Los Angeles to Implement Environmental Review Pilot Program at Del Amo Superfund Site

Beginning in February 2008, the United States Environmental Protection Agency (U.S. EPA) implemented an Institutional Controls Pilot Program in cooperation with the California Department of Toxic Substances Control (DTSC), the City of Los Angeles Department of Building and Safety (LADBS) and the City of Los Angeles Department of City Planning. The Institutional Controls Pilot Program involves an environmental review process prior to proceeding with any planned construction activities, for specific parcels located within the Del Amo Superfund Site (Del Amo Site) that have been identified by the U.S. EPA. You are receiving this Information Fact Sheet because you own property on the Del Amo Site that is included in the Pilot Program.

### BACKGROUND

The Del Amo Site was a 280 acre synthetic rubber manufacturing facility that operated between 1942 and 1972, which released hazardous substances into the environment. The facility was closed and dismantled in the early 1970s, and has been redeveloped over the last 30 years as a commercial and industrial business park. Light industrial/manufacturing activities, import/export warehouses, and commercial office space currently characterize land use within the business park. The area of interest is bounded by 190<sup>th</sup> Street on the north, Del Amo Boulevard on the south, Hamilton Avenue on the east, and includes both sides of Pacific Gateway on the west.

The Pilot Program is being implemented as part of the U.S. EPA's Remedial Investigation and Feasibility Study (RI/FS) for the Del Amo Site. The RI portion of the project, now completed, focused on assessing the nature and extent of contamination associated with the former synthetic rubber facility. The FS portion of the project focuses on evaluation of a number of different remedial measures, including institutional control measures such as this Environmental Review Program. If U.S. EPA wants to make the Pilot Program into a permanent program, it will include the Program in its Proposed Clean-up Plan, which will be issued for public comment.

### PILOT PROGRAM SUMMARY

An extensive investigation of the Del Amo Site was completed during the Remedial Investigation (RI) (1992 to 2007). The RI did not include investigating contamination beneath the footprint of existing structures. As a result, additional assessment may be required for specific parcels prior to construction projects that involve digging or where a change in land use would result (e.g., residential use, a hospital, school, or day care facility). This



Former Plant Property, Del Amo Superfund Site

additional assessment, to be conducted by the U.S. EPA's Environmental Review Team for the Del Amo Site (Del Amo ERT), will include a review of construction project details, a review of existing environmental data, and may include the collection and laboratory testing of additional soil samples. If the environmental data demonstrate the need for worker protection or some other remedial response, the Del Amo ERT will work with the property owner to devise an appropriate remedial action to provide the most benefit for the planned construction project. The Del Amo ERT consists of representatives from U.S. EPA, DTSC, the Responsible Parties (PRPs) (Shell Oil Company and The Dow Chemical Company), and associated contractors. The PRPs have been working cooperatively with U.S. EPA and DTSC throughout the site investigation and clean-up.

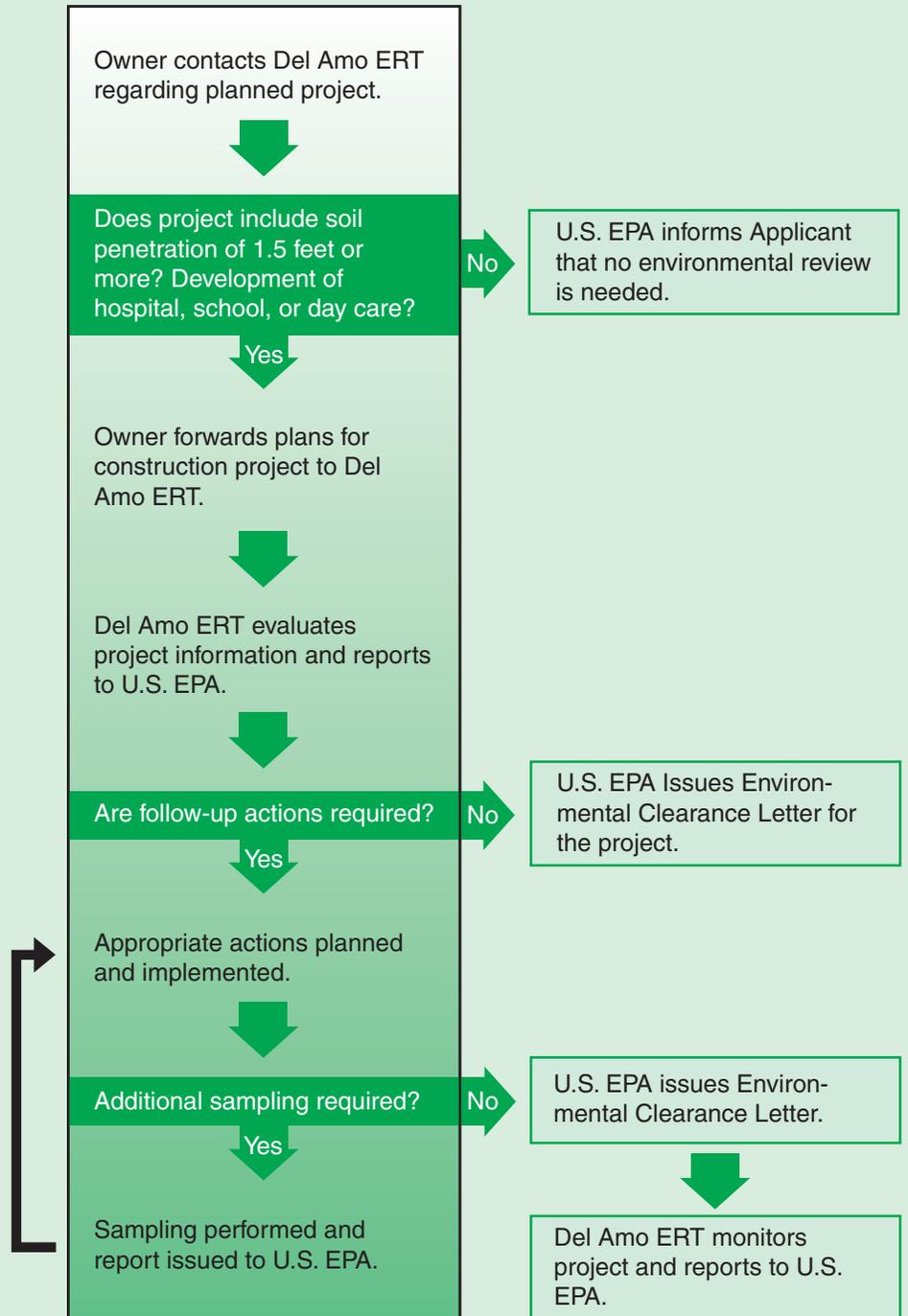
**What is the Goal of this Institutional Control Pilot Program?**

The overall goal of the Pilot Program is to help ensure a safe working environment for construction workers and the public during and following any construction projects at the Del Amo Site and to help ensure that applicable requirements for waste management and disposal are followed. Specific goals of the program are to protect human health and the environment by:

1. Identifying environmental concerns associated with known or suspected residual soil contamination in areas of proposed excavations, grading, or construction; and
2. Developing mitigation measures compliant with applicable regulations to address any identified concerns.

## Environmental Review Process

Presented below is a summary of the environmental review process for properties included in the Pilot Program:



**Note:** It is anticipated that the property owner or owner's representative will communicate with the Del Amo ERT during the initial stages of the construction planning process.

## What does the Environmental Review Process consist of ?

The City of Los Angeles maintains a database used by the Planning Department and various permitting departments to record allowable uses, restrictions and other information for all parcels in the city. The City is assisting U.S. EPA by placing a flag in their database for identified parcels at the Del Amo Site that instructs the LADBS to refer building and excavation permit applicants to the Del Amo ERT (described above). Permit applicants must then contact the Del Amo ERT.

The Del Amo ERT will work with the owner and the contractors involved to review the construction plans and to identify the locations and dimensions of any invasive activities that are planned during the construction project. Existing environmental and historical information for the property will be reviewed by the Del Amo ERT to evaluate whether soil contamination of potential concern is known or suspected at the planned areas of soil disturbance. In some cases, additional sampling and testing of soil in the areas to be excavated may be appropriate prior to the start of construction activities. Based on the results of the Del

Amo ERT's review, the U.S. EPA will determine what measures are warranted before, during and/or after construction for protection of human health and the environment.

## What do I as owner/developer need to do and when should I do it?

Owners of identified property within the Del Amo Site who are planning demolition or new construction projects which will include soil-invasive activities (such as grading, excavation, trenching, soil boring, or demolition work) with subsurface penetrations in excess of 1.5 feet below ground surface, are urged to contact the Del Amo ERT in the early planning stages of the project. In addition, projects that include land use changes such as residential development, hospitals, schools, or day care centers will also need to be reviewed. An environmental review may not always be required for a project; however, early communication with the Del Amo ERT will enable this determination to be made, and will avoid or minimize possible construction delays and owner/developer liability exposures.

## ADDITIONAL INFORMATION

If you have questions about the Pilot Program or the Del Amo Superfund Site, please contact:

### U.S. EPA

#### José García

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### Del Amo ERT

[www.delamosuperfund.com](http://www.delamosuperfund.com)

**(866) 565-4950** (managed by Responsible Parties' contractor, URS Corporation)

This website can be accessed at any time for information regarding the Pilot Program. If you are planning a construction project that meets the conditions specified in this fact sheet, you or your contractor will be directed to this site by the LADBS. Del Amo Site information, Del Amo ERT contact information, and printable forms are available at this site for your use in providing the Del Amo ERT with basic information regarding your property and your project.



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## INFORMATION REPOSITORIES

Public information regarding the Del Amo Superfund Site can be obtained and reviewed at the following locations:

### Libraries:

#### **Carson Public Library**

151 East Carson Street  
Carson, CA 90745  
Phone: (310) 830-0901

#### **Torrance Civic Center Library**

3031 Torrance Blvd.  
Torrance, CA 90503  
Phone: (310) 618-5959

### U.S.EPA:

#### **Superfund Records Center**

Mail Stop SFD-7C  
95 Hawthorne Street, Room 403  
San Francisco, CA 94105  
Phone: (415) 536-2000



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United States Environmental Protection Agency  
Region 9  
75 Hawthorne Street (SFD-3)  
San Francisco, CA 94105  
Attn: José García (Del Amo 4/08)

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