



# SAN PEDRO FACILITY

SAN PEDRO, CALIFORNIA  
FACT SHEET No. 7



## Overview

SEPTEMBER 1999

This fact sheet is the seventh in a series designed to provide timely information about the environmental cleanup activities underway at the San Pedro Facility.

This fact sheet presents information on the Site Maintenance and Institutional Control Plan for the former Palos Verdes Navy housing area. The former Palos Verdes Navy housing area includes former waste disposal Sites 1A, 1B, and 2, which make up Operable Unit 1 (OU-1).

The San Pedro Facility is composed of two parts: Defense Fuel Support Point (DFSP) San Pedro and three Long Beach Naval Complex (LBNC) former Navy housing areas, which include Palos Verdes, San Pedro, and Taper Avenue.

The Navy is the lead agency responsible for the Installation Restoration (IR) Program activities at the San Pedro Facility. The purpose of the IR Program is to investigate and clean up or control releases of hazardous substances and to reduce the risk to human health and the environment from past waste disposal operations and hazardous material spills at military activities in a cost effective manner.

The agencies working in conjunction with the Navy are the United States Environmental Protection Agency (US EPA), the California EPA (Cal-EPA) Department of Toxic Substances Control (DTSC), and the Regional Water Quality Control Board (RWQCB).

Detailed information, including program-related documents and the documents discussed within this fact sheet, are available at the Information Repository and Administrative Record listed on the back of this fact sheet.

A Site Maintenance and Institutional Control Plan (Plan) has been prepared to document the requirements and procedures for the ongoing inspection, maintenance, and institutional controls for OU-1 at the former Palos Verdes Navy housing area in San Pedro, California. The Navy is performing all environmental cleanup activities at OU-1 in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the National Contingency Plan (NCP).

OU-1 includes former waste disposal sites (Sites 1A, 1B, and 2), which have been capped with an engineered soil cover and construction fill. The inspection and maintenance activities described in this Plan specifically apply to the engineered soil cover and surface water drainage system installed in 1997, as part of a removal action at OU-1. The institutional controls (non-engineering measures) apply to all areas within OU-1.

## Site Maintenance & Institutional Control Plan

### Goals of the Site Maintenance & Institutional Control Plan for OU-1

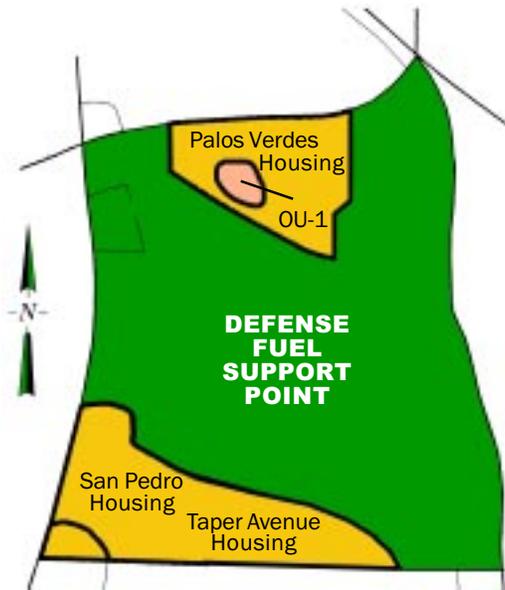
1. Develop an inspection and maintenance program, including contingency measures for emergency situations, to maintain the integrity and long-term performance of the engineered soil cover and surface water drainage system installed at OU-1.
2. Establish institutional controls and land use restrictions to prevent unauthorized construction on and development of OU-1, which could undermine the integrity of the environmental control systems and create potential exposure to contamination.
3. Establish an inspection, monitoring, and reporting program to document the effectiveness of the removal action and the institutional controls in achieving the long-term protection objectives.

Groundwater investigation and monitoring were initiated as part of the environmental cleanup activities implemented at OU-1. The Navy is conducting an additional year of quarterly groundwater monitoring during 1998 and 1999 to evaluate the need for long-term groundwater monitoring at the site.

This Plan has been prepared as a mechanism to assure that consistent and effective inspection, maintenance, monitoring, and reporting activities are occurring at the parcel, independent of site ownership.



# Site Location & History



Site Map of OU-1

OU-1 lies within the former Palos Verdes Navy housing area, north of DFSP, in San Pedro, California. OU-1 contains Sites 1A, 1B, and 2, and is located about one mile west of Los Angeles Harbor. OU-1 is an irregular-shaped parcel about 800 feet by 500 feet and is located within the 59-acre former Navy housing area.

The former Palos Verdes housing area was deeded to the Department of Defense (DoD) by the City of Los Angeles in 1942. Unspecified amounts of waste materials from ships returning from World War II were disposed in former ravines at Sites 1A and 1B. Sites 1B and 2 reportedly received drilling mud from oil-field activities in the 1950s and sludge waste from fuel tank bottoms.

When housing construction began in 1988, OU-1 was graded by cutting earth material from ridgeline areas and filling the ravines to level the surface for housing development.

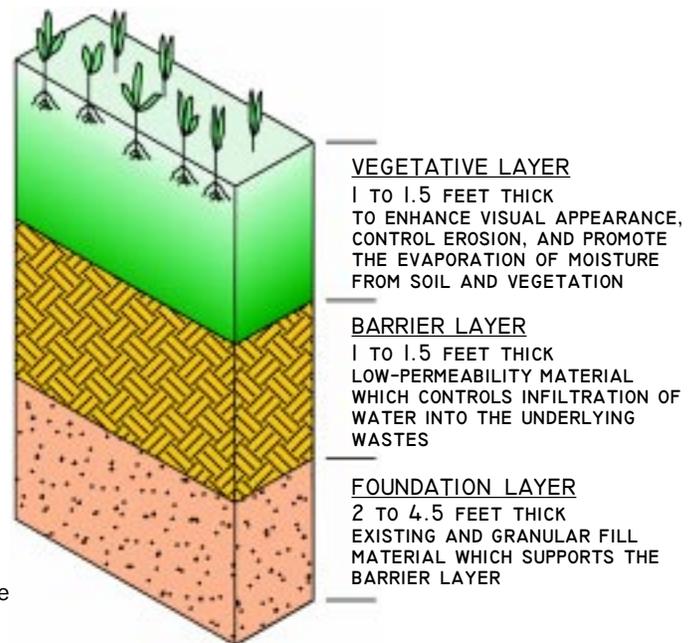
## Soil Cover System

To reduce the risk of exposure to contaminants present at OU-1, an engineered soil cover was constructed in the central portion of the disposal areas of Sites 1B and 2 during February-March 1997. The contaminated soil from Site 1A was moved to Site 1B before the soil cover was constructed.

The cover is trapezoidal in shape, extends about 230 feet down-slope, and is about 70 feet wide along its narrowest edge and 290 feet wide along its widest edge.

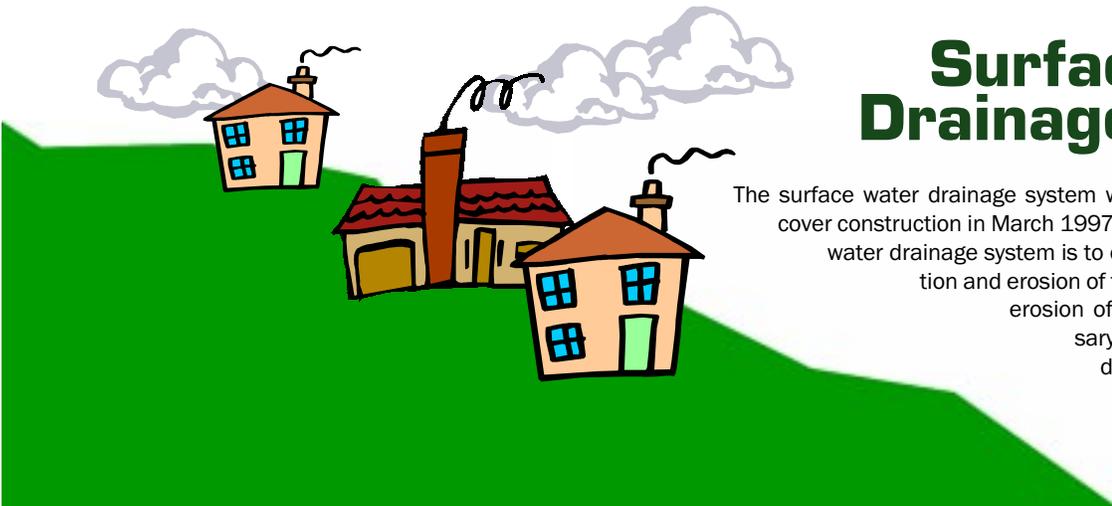
The soil cover system reduces the potential risk of contaminant exposure to human and ecological receptors by:

- Eliminating the direct exposure pathways to contaminants via dermal contact, inhalation or incidental ingestion;
- Minimizing surface water infiltration through the barrier layer, thereby reducing the potential for contaminants to leach and migrate into the water table; and
- Reducing the potential of site erosion and subsequent exposure of soil with contaminants at the surface and potential migration off-site (by grading and re-vegetating the site).



## Surface Water Drainage System

The surface water drainage system was installed during the soil cover construction in March 1997. The purpose of the surface water drainage system is to control and minimize infiltration and erosion of the landfill cover. Preventing erosion of the landfill cover is necessary to minimize the potential for dermal contact by humans with contaminants under the cover.



# Inspection & Maintenance Program

A program of routine inspection and maintenance activities will be implemented to document and maintain the conditions and performance of the OU-1 soil cover and surface water drainage system.

A summary of all inspections and maintenance activities and recommendations for supplemental inspections and repairs will be presented in an Annual Inspection Report. The Annual Inspection Report will be submitted to the DTSC and other involved regulatory agencies. The Annual Inspection Report will also be available at the Information Repository and Administrative Record listed on the back of this fact sheet.

The Navy is responsible for implementing the inspection and maintenance program. This responsibility may be delegated to the future property owner(s) as part of the conditions for property transfer and re-use.



The OU-1 site supports habitat occupied by the Palos Verdes Blue (PVB) butterfly, which is listed as endangered under the Federal Endangered Species Act. A PVB butterfly preserve will be established on the OU-1 site and the preserve will be fenced. During the site inspections, personnel will be accompanied by a qualified entomologist who has experience with the PVB butterfly to ensure that the inspectors do not inadvertently adversely impact the species or its habitat.

Any repairs or maintenance deemed necessary from the site inspections will be evaluated in writing by the onsite entomologist to determine if the repairs might adversely impact the species or its habitat. If adverse effects are possible, then approval of the U.S. Fish and Wildlife Service (FWS) must be obtained in advance. Mitigation measures may be required by the FWS.

## Soil Cover

- Visual inspections performed periodically and after significant storms.
- Topographic surveys conducted every two years.
- Maintenance and repair assessed annually during the summer.

## Surface Water Drainage System

- Visual inspections conducted annually during the summer.
- Maintenance and repair assessed annually during the summer.

# Contingency Plan & Regulatory Oversight

Measures will be taken prior to the rainy season to respond rapidly to heavy storm events that may potentially cause damage to the cover system. The maintenance program includes a contingency plan that addresses emergency response procedures in the event of a catastrophic storm event or earthquake.

The Navy is the lead federal agency responsible for the review and oversight of site maintenance and institutional controls to be established for the former Palos Verdes Navy housing area. The DTSC is proposed to be the lead regulatory agency for the oversight and enforcement of site maintenance and institutional controls described in this fact sheet. The RWQCB is proposed to be the lead regulatory agency regarding the potential restriction of groundwater use at the site and other groundwater monitoring requirements, if needed.

# Land Use Restrictions & Institutional Controls

To achieve the long-term removal action objectives for OU-1, institutional controls will be implemented to protect the integrity of the environmental control systems and to ensure potential exposure to contamination is prevented.

Although specific uses for OU-1 have not been determined, the preliminary concept is to designate the site as vegetated open space.

The land use restrictions and institutional controls apply to the 1.5-acre engineered soil cover area and all other areas within OU-1.

## Types of Institutional Controls

The following institutional controls will be applied to the long-term maintenance of OU-1.

1. Deed restrictions (restrict use of groundwater and disturbance of soil cover)
2. Physical barriers (permanent markers to delineate area)
3. Community involvement (Restoration Advisory Board [RAB] meetings, public meetings, and fact sheets)
4. Inspections and maintenance (described above)



# Restoration Advisory Board (RAB)

The RAB for the San Pedro Facility was established to provide a forum for the exchange of information and partnership among the community, Navy, DFSP San Pedro, US EPA, and state regulatory agencies. RAB members, selected from the local community, are asked to review and comment on technical documents relating to the ongoing environmental studies and cleanup activities at the San Pedro Facility. The RAB meets quarterly (January, April, etc.) on the fourth Wednesday of the month at 7 pm. Meetings are open to the public and are advertised in local newspapers and on the Navy web site provided below.

## VISIT OUR WEB SITE!

<http://www.efdsww.navfac.navy.mil/DEP/ENV/default.htm>

## Cleanup Partners

The Navy is the lead federal agency for the IR Program activities at the San Pedro Facility. The Cal-EPA DTSC and RWQCB are the lead regulatory agencies providing oversight for those environmental cleanup activities at the San Pedro Facility. The US EPA provides federal oversight for the Navy's IR Program activities.

For more information on the San Pedro Facility IR Program or the San Pedro Facility RAB, contact:

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## Information Repository

An Information Repository is provided for the community to review current documents related to the environmental cleanup activities at the San Pedro Facility. Additional documents are located at the Administrative Record.

### Information Repository

San Pedro Public Library  
931 South Gaffey  
San Pedro, CA 90731  
(310) 548-7779

### Administrative Record

SWDIV NAVFACENGCOM  
1220 Pacific Highway  
San Diego, CA 92132  
(619) 532-3676

The following regulatory agency personnel are working with the Navy and DFSP San Pedro on environmental cleanup activities at the San Pedro Facility:

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## Fact Sheet No. 7: Site Maintenance & Institutional Control Plan for OU-1 San Pedro Facility

If you would like to be included on the San Pedro Facility Mailing List or wish to be removed, please contact Michelle Gallice of CDM Federal Programs Corporation at: (858) 268-3383.