



Monterey Pines Development

U.S. Environmental Protection Agency • Region 9 • San Francisco, CA • January 2013

Carson, California

Results of EPA’s Initial Investigation of Underground Contamination

The U.S. Environmental Protection Agency (EPA) completed soil and soil gas sampling in public streets in and around the Monterey Pines Development (MPD), the area directly east of Wilmington Middle School and the nearby Carousel Tract in early November 2012. Soil gas and indoor air at the school will be sampled in January 2013. As we reported in our October 2012 fact sheet, EPA was looking for potentially dangerous chemicals from past operations that might be migrating through the soil and possibly affecting structures above ground.

What Chemicals Did We Look For and Why?

EPA sampled for a whole suite of volatile organic compounds (VOCs) and found four contaminants in certain locations that are of concern: tetrachloroethene (PCE), trichloroethene (TCE), vinyl chloride and CIS 1,2-dichloroethene (1,2-DCE). It is expected that finding PCE would also lead us to see TCE 1,2-DCE

and vinyl chloride, as they are break-down products of PCE and all of them could be related to earlier activities in the area that we are aware of.

The results of the sample analyses includes petroleum-based constituents, but they are not being addressed as part of this assessment as they are outside the statutory limits of the law under which this investigation is being conducted. That law is known as CERCLA or Superfund—the Comprehensive Environmental Response, Compensation and Liability Act. The data we obtained on petroleum-based constituents will be provided to appropriate agencies.

How Much Did We Find?

To summarize the results of the sampling, the highest levels of contamination were from PCE . The levels of PCE, TCE, 1,2-DCE and vinyl chloride found in certain locations were above the State of California’s Human Health Screening Levels (or CHHSLs). Levels of concern for these constituents were found only in some of the sampling locations, not all of them. The locations where the highest levels were found are noted as MP-1, MP-4 and MP-5 (see map). For a complete breakdown of the results and sampling locations, please go to: www.epaosc.net/montereypines.

So What Does This Mean?

We do not know at this time if people are being exposed to these chemicals inside their homes. As a precaution, EPA plans to sample the indoor air in approximately 40 residences to find out. The results also mean we will be doing additional soil and soil gas sampling to better define the area of concern.



Depending on what we find or don't find in homes, soil and soil gas, that will guide us on whether or not we need to expand the indoor air sampling.

After the first of the year, and depending on the results from sampling at the school, EPA may do additional drilling in the street in several areas: two at Wilmington Middle School (school property and playground), two on Gulf Avenue and two in the shopping center north of the school and west of the MPD.

Regardless of what is found in the soil and soil gas, the main concern is human exposure through indoor air. EPA's remediation efforts will concentrate on that pathway. Removal of soil is very unlikely, and installation of a soil vapor extraction system(s) is contingent on the results of the indoor air sampling.

How Will EPA Contact People for Indoor Air Sampling?

EPA will attempt to reach residents in the homes that have been targeted for sampling by mail or in person sometime in January. We will only sample if we have the written permission of the resident (and owner of the property, if it's being rented). The sampling is a very simple 24-hour passive procedure that will be explained in detail to the residents. We will also clearly explain how an indoor air problem can be corrected via a type of ventilation system. Relocation of residents will not be required during the indoor air sampling, and there will be absolutely no cost to residents for the sampling or any recommended remediation.

For more information on how EPA tests indoor air and how we fix an indoor air problem, please see our earlier fact sheet at the following website: www.epaosc.net/montereypines



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