

# COMMUNITY UPDATE

THE MISSION OF DTSC IS TO PROTECT CALIFORNIA'S PEOPLE AND ENVIRONMENT FROM HARMFUL EFFECTS OF TOXIC SUBSTANCES BY RESTORING CONTAMINATED RESOURCES, ENFORCING HAZARDOUS WASTE LAWS, REDUCING HAZARDOUS WASTE GENERATION, AND ENCOURAGING THE MANUFACTURE OF CHEMICALLY SAFER PRODUCTS.

## Draft Remedial Action Plan and Mitigated Negative Declaration for the Former PureGro Facility Property in Brawley are Now Available for Public Review and Comment

The Department of Toxic Substances Control (DTSC), as a lead regulatory agency, invites you to review and comment on the Draft Remedial Action Plan (RAP) and California Environmental Quality Act (CEQA) Mitigated Negative Declaration for the 11-acre former PureGro Facility property located at 1025 River Drive in Brawley, California. The Draft RAP summarizes the detailed environmental studies conducted at the property and describes how affected soil and groundwater will be addressed. If approved by DTSC after public review and comment, the proposed cleanup plan will be implemented and monitored with oversight by DTSC.

### The proposed cleanup plan features:

- Removal of the soil stockpile currently on the property
- Excavation and removal of other targeted soil on the property
- Residential buffer zones on south and east sides of the property
- Placement of a multi-layered and protective engineered cover
- Long-term property controls and groundwater monitoring

### Next steps and actions needed to implement the plan include:

- 1) **Public comment** – You are encouraged to review the Draft RAP and submit comments to DTSC by December 17, 2019
- 2) **Community meeting** – Join us to learn more at the community meeting and open house in Brawley on December 5, 2019
- 3) **Comment evaluation** – DTSC will review and consider all public input and comments received by December 17, 2019
- 4) **RAP approval** – Based on community input and other required regulatory criteria, DTSC will approve the RAP or approve it and the CEQA Mitigated Negative Declaration with modifications
- 5) **Responsiveness Summary** – With RAP approval, DTSC will explain how public comments were considered in the approval
- 6) **Stockpile removal** – The soil stockpile will be removed and trucked offsite for disposal; target timing is beginning the work in the first quarter of 2020 (January to March)
- 7) **Remedial action** – After engineering design, remaining cleanup plan activities are targeted to begin in the third quarter of 2020 (July to September)
- 8) **Long-term monitoring and maintenance** – Effectiveness of the remedy will be monitored, maintained, and reported to DTSC

### You Are Invited to Participate

#### PUBLIC COMMENT PERIOD

November 13 to December 17, 2019

DTSC encourages you to review and provide comments on the Draft RAP and CEQA Mitigated Negative Declaration.

All public comments must be postmarked or emailed by December 17, 2019 to:

Daniel Cordero Jr., Project Manager  
Dept. of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
Daniel.Cordero@dtsc.ca.gov

### COMMUNITY MEETING & OPEN HOUSE ANNOUNCEMENT

DTSC will host a community meeting and open house to provide information about the draft RAP and to accept public comments. To learn more about this project, please join us on:

Thursday, December 5, 2019  
6:00 pm to 8:00 pm  
American Citizen Club  
890 B Street, Brawley, California

## Background and Current Status

The PureGro Company formulated, stored, and distributed agricultural products on the property from the 1940s to 2000. Buildings and other structures were demolished in 2001. The property is now vacant and fenced. In 2005, Chevron Corporation acquired the PureGro Company's parent company, Union Oil Company of California.

In 2006, about 15,000 cubic yards of soil were removed from the adjacent vacant lot. The soils were gathered into a stockpile within a fenced area (see the map at right) and kept covered to prevent dust. As part of the proposed cleanup plan, the stockpile will be trucked offsite to a permitted landfill.



This aerial photo shows how the property (outlined in blue) is empty except for the stockpile of soil in the northeast corner of the property. The stockpile is covered and fenced.

As part of the proposed cleanup plan, removal of the stockpile is the first thing to be done. The soil will be trucked offsite for disposal.

Soil and groundwater samples collected over the last several years were used to help determine what type of cleanup is needed to protect construction and other workers, prepare the property for potential reuse, and maintain safe conditions for the environment and nearby community.

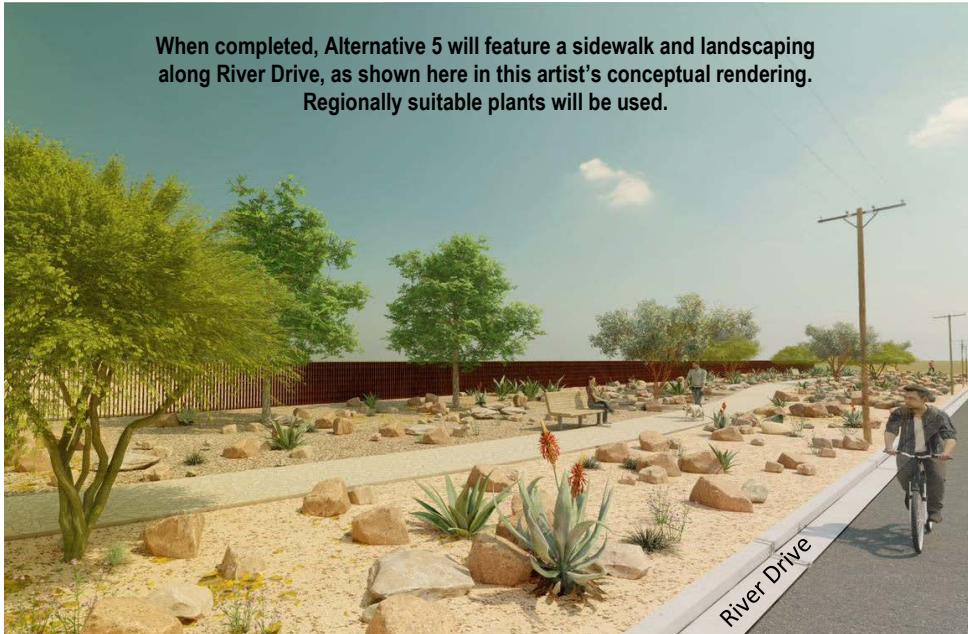
Based on those studies and community input, five cleanup options (also known as Remedial Alternatives) were identified. All five cleanup options are described and compared in the Draft RAP to determine which option is the most protective and safe to implement.

## Proposed Cleanup Plan

DTSC has evaluated all five cleanup options and selected Alternative 5 as the proposed remedial alternative. Alternative 5 includes features specifically requested by the community and reflected in community comments and concerns. Those items include removal of the soil stockpile, additional soil removal, creation of a residential buffer, and other protective measures to control dust, monitor groundwater, and allow for safe reuse.

### Alternative 5 includes the following primary components:

- **Prepare for the cleanup**, including permitting and engineering design, setting up construction monitoring and site controls (e.g., air monitoring, dust controls, traffic safety), and mobilizing equipment to the site.
- **Remove the soil stockpile** and concrete slabs and transport them for offsite disposal.
- **Excavate soil from targeted areas** and transport it for offsite disposal.
- **Create 50-foot wide buffer zones** on the south and east sides of the property. Within the eastern buffer, targeted soil will be excavated and replaced with clean fill. Within the southern buffer, landscaping and a sidewalk will be installed along River Drive (see rendering at right).



When completed, Alternative 5 will feature a sidewalk and landscaping along River Drive, as shown here in this artist's conceptual rendering. Regionally suitable plants will be used.

- Place a protective multi-layered engineered cover on the remaining areas of the property.
- Install a new fence and gates along the south side of the property.

Important additional components of Alternative 5 include:

- Maintain a groundwater monitoring well network to track long-term effectiveness of the remedy.
- Protect the long-term integrity of the remedy through a land use covenant governing potential future use or construction on the property and in compliance with current zoning (i.e., Light Manufacturing).
- Create and implement an Operations and Maintenance Plan to ensure the long-term effectiveness of the cleanup, including periodic data collection and reporting to DTSC. Plus, the effectiveness of the cleanup will be reviewed every 5 years by DTSC to ensure the remedy continues to perform as designed.

## CEQA Evaluation Results

The California Environmental Quality Act is a state law that requires DTSC or other lead agency of a project to consider and disclose the environmental effects of proposed actions before approving them.

After evaluation of the Draft RAP and in compliance with CEQA, DTSC proposes a Mitigated Negative Declaration for this project because the proposed cleanup activities will not have a significant effect on human health and the environment.

The CEQA study identified several mitigation measures that DTSC will require of Chevron during implementation. They include:

- Mitigation measures to protect biological resources
- Mitigation measures to protect cultural resources (if any are found)
- Mitigation measures for control of noise to prevent a nuisance during the project
- Other measures, including a Health and Safety Plan and a detailed Dust Control Plan

The Dust Control Plan will describe dust prevention, monitoring, and mitigation methods, plus other best management practices and regulatory compliance measures that must be implemented to monitor, control, reduce, and mitigate dust generation during project activities.

A Transportation Plan and designated truck route will also be required to reduce project-related traffic through the nearby neighborhood and to limit truck noise and unnecessary idling during implementation.

## Key Features of the Proposed Cleanup Plan

**Protective** – The cleanup plan protects public health and the environment now and in the future.



**Stockpile Removal** – The cleanup plan includes soil stockpile removal, other targeted soil removal, and installation of a permanent and protective cover.



**Health & Safety** – Dust monitoring and traffic control are part of the cleanup plan to implement the project safely and with minimal disruption to neighbors.



**Redevelopment** – The cleanup plan supports potential future property reuse and includes a buffer zone between the site and nearby neighborhood.



**Monitoring** – The cleanup plan will be done with DTSC oversight, and reviews by DTSC every 5 years will verify the cleanup continues to be protective.



## How You Can Participate in Decision-Making

The Draft RAP and CEQA Mitigated Negative Declaration are available for public review and comment. Both documents and many other project-related documents are available in the information repositories listed below. The public comment period begins on November 13 and ends on December 17, 2019. Comments can be provided to DTSC via mail, email, or verbally at the community meeting on Thursday, December 5, 2019.

All written public comments must be postmarked no later than December 17, 2019 and sent to Daniel Cordero Jr., Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732 or via email at [Daniel.Cordero@dtsc.ca.gov](mailto:Daniel.Cordero@dtsc.ca.gov).

### COMMUNITY MEETING & OPEN HOUSE

Thursday, December 5, 2019 from 6:00 pm to 8:00 pm  
American Citizen Club at 890 B Street, Brawley, California

DTSC will host a community meeting and open house to provide information on the Draft RAP and proposed cleanup plan. Please join us to learn more about the project and to provide your comments.

## Where to Find Project Documents

The Draft RAP and other project documents are available at the following Information Repositories:

Brawley Public Library	Department of Toxic Substances Control
400 Main St #1, Brawley, CA 92227	Regional Records Office
(760) 344-1891	5796 Corporate Avenue, Cypress, CA 90630
10:00 am – 7:00 pm Tuesday-Thursday	(714) 484-5336
9:00 am – 5:00 pm Friday-Saturday	8:00 am – 5:00 pm Monday-Friday

For electronic access to documents and for more information, please visit these DTSC websites:

- DTSC project website: <https://dtsc.ca.gov/smrp-projects/puregro-company/>
- DTSC EnviroStor website: [https://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=13070097](https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=13070097)

Document and meeting accessibility: All documents made available to the public by DTSC may be provided in an alternate format (i.e., Braille, large print, etc.) or in another language as appropriate, in accordance with State and Federal law. For assistance with alternative information formats or if you require reasonable accommodation at the community meeting, please contact Elsa Lopez, DTSC Public Participation Specialist at (818) 717-6566 or via email at [Elsa.Lopez@dtsc.ca.gov](mailto:Elsa.Lopez@dtsc.ca.gov) by November 22, 2019.

## Who to Contact at DTSC for More Information

If you have any questions about the project, please contact the following DTSC staff:

Daniel Cordero Jr.	Russ Edmondson	Elsa Lopez ( <i>Se habla español!</i> )
Dept. of Toxic Substances Control	Dept. of Toxic Substances Control	Dept. of Toxic Substances Control
Project Manager	Public Information Officer	Public Participation Specialist
5796 Corporate Avenue	PO Box 806	9211 Oakdale Avenue
Cypress, CA 90630	Sacramento, CA 95812	Chatsworth, CA 91311
<a href="mailto:Daniel.Cordero@dtsc.ca.gov">Daniel.Cordero@dtsc.ca.gov</a>	<a href="mailto:Russ.Edmondson@dtsc.ca.gov">Russ.Edmondson@dtsc.ca.gov</a>	<a href="mailto:Elsa.Lopez@dtsc.ca.gov">Elsa.Lopez@dtsc.ca.gov</a>

## PUBLIC COMMENT FORM

FOR THE DRAFT REMEDIAL ACTION PLAN (RAP) AND CEQA MITIGATED NEGATIVE DECLARATION  
FORMER PUREGRO FACILITY PROPERTY  
1025 RIVER DRIVE, BRAWLEY, CA

You can use this form to send in your written public comments on the Draft Remedial Action Plan (RAP) and CEQA Mitigated Negative Declaration. You may also ask to be added or deleted from the project mailing list. If you know of anyone or any organizations that would like to be on the project mailing list, please use this form to notify us. Please address all mailings to Daniel Cordero, Jr., Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732. You may also email this information to [Daniel.Cordero@dtsc.ca.gov](mailto:Daniel.Cordero@dtsc.ca.gov)

**Reminder: All public comments on the Draft RAP and/or CEQA Mitigated Negative Declaration must be postmarked or emailed by December 17, 2019.**

NAME: \_\_\_\_\_

AGENCY OR ORGANIZATION (if applicable): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE # \_\_\_\_\_

Please add me to the former PureGro Facility project mailing list.

Please delete me from the former PureGro Facility project mailing list.

Comments: \_\_\_\_\_  
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