



**Jared Blumenfeld**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D.  
Director  
5796 Corporate Avenue  
Cypress, California 90630



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

July 29, 2021

Mr. Alex G. Hernandez  
President  
Brandywine Homes, Inc.  
16580 Aston Street  
Irvine, California 92606  
[alex@brandywine-homes.com](mailto:alex@brandywine-homes.com)

CONCURRENCE TO PROCEED WITH DEVELOPMENT AT ZONE 1, INTEGRAL PARTNERS FUNDING SITE, NORTHEAST CORNER OF SOUTH CENTRAL AVENUE AND VICTORIA STREET, CARSON, CALIFORNIA 90746 (SITE CODE 401937 & DOCKET NUMBER HSA-FY 20/21-083)

Dear Mr. Hernandez:

The Department of Toxic Substances Control (DTSC) has prepared this correspondence to describe DTSC's role and the status of the Integral Partners Funding project at your request. DTSC and Brandywine Homes, Inc. entered into a Standard Voluntary Agreement (Agreement), Docket No. HSA-FY 20/21-083 for the Integral Partners Funding Site, located at the northeast corner of South Central Avenue and Victoria Street, Carson, California 90746 (Site) in January 2021 after the Los Angeles Regional Water Quality Control Board (LARWQCB) transferred oversight to DTSC. The transfer occurred due to a lack of a threat to waters of the State and DTSC being better equipped to evaluate potential risk to future residents at the Site. Brandywine Homes had implemented the *Revised Remedial Action Plan for Impacted Soil Removal*, Ramboll US Corporation, August 2018, and provided details of the final excavation in the *Remedial Excavation Completion Report – and request for NFA Status*, Stantec Consulting Services, Inc. (Stantec), June 2020, prior to DTSC's oversight. DTSC evaluated these reports and requested a supplemental investigation be conducted to confirm that contaminated media were adequately characterized or removed, specifically metals in shallow soils and volatile organic compounds in soil vapor.

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July 29, 2021  
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Based on results of the supplemental investigation provided in the *Additional Site Investigation Report*, Stantec, April 2021, and *Technical Memorandum, Determination of Site-Specific Arsenic Statistics*, Stantec, June 2021, DTSC does not anticipate that additional investigation will be necessary for Zone 1, the northern portion of the Site as depicted in the Exhibits provided by Stantec and attached to this letter. DTSC has requested that a post-removal Human Health Risk Assessment (HHRA) be provided for DTSC's review which documents final Site conditions and exposure scenarios for future residents, workers, and others who may visit the Site. Additionally, a land use covenant to restrict disturbance of soils at or below 10 feet below ground surface (bgs) is planned as a final administrative control for the Site since metals were not fully characterized below this depth under LARWQCB oversight. During Site development activities, any soils disturbed below 10 feet bgs need to be accompanied by a Soil Management Plan approved in advance by DTSC.

Based on DTSC's current understanding of Site conditions, DTSC agrees that development activities may proceed within Zone 1 since additional remediation and characterization in Zone 1 is not anticipated at this time. All grading, infrastructure installation, building construction and other required construction may proceed in Zone 1 subject to local permitting agency requirements. However, residential occupancy of any structures may not occur until DTSC has reviewed the post-removal HHRA and provides final closure through either a no further action letter or certification. Additionally, DTSC will continue to evaluate the most current Site conditions as new sampling data become available, which may require additional investigation or remediation. During the supplemental investigation, significant petroleum impacts were discovered on the southwestern portion of the Site within Zone 2. Additional investigation will be required in this area prior to redevelopment.

If you have any questions, you may contact DTSC's Project Manager for the Integral Partners Funding Site, Mr. Gregory Shaffer, at (714) 484-5491, or via email at [gregory.shaffer@dtsc.ca.gov](mailto:gregory.shaffer@dtsc.ca.gov). You may also contact his Supervisor, Maryam Tasnif-Abbasi, at [maryam.tasnif-abbasi@dtsc.ca.gov](mailto:maryam.tasnif-abbasi@dtsc.ca.gov).

Sincerely,



A. Edward Morelan, P.G., C.E.G.,  
Branch Chief  
Site Mitigation and Restoration Program

Attachment: Grading Zones Exhibits

Mr. Alex G. Hernandez  
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cc: (via e-mail)

Ms. Maryam Tasnif-Abbasi  
Unit Chief  
DTSC / Site Mitigation and Restoration Cleanup Branch  
[maryam.tasnif-abbasi@dtsc.ca.gov](mailto:maryam.tasnif-abbasi@dtsc.ca.gov)

Mr. Gregory Shaffer  
Project Manager  
DTSC / Site Mitigation and Restoration Cleanup Branch  
[Gregory.Shaffer@dtsc.ca.gov](mailto:Gregory.Shaffer@dtsc.ca.gov)



DATE:	JUNE 17, 2021
SCALE:	1" = 40'
SHEET:	1
TOTAL SHEETS:	1

STATE OF CALIFORNIA

# GRADING AREA EXHIBIT

FOR VTM 78226

COUNTY OF LOS ANGELES

IN THE CITY OF CARSON

PREPARED FOR:  
**BRANDYWINE HOMES**  
 16560 ASTON  
 IRVINE, CA 92606  
 (949) 535-1092

PREPARED BY:  
**SIKAND**  
 Engineering Planning Surveying

154-DAT7 FEET  
 ALLEVIANT  
 NAVD83

REMARK: LOS ANGELES COUNTY SURVEY SECTION NO. 770335  
 DPW 5M 34G IN N. (B) 600M(2) L/O BCR @ NE CORNER  
 OF CENTRAL AVENUE AND VICTORIA STREET

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**GRADING AREA (NORTH)**

THOSE PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP NO. 24971 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP FILED IN BOOK 289 PAGES 13 AND 14, OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2; THENCE

1. ALONG THE EASTERLY LINE OF SAID PARCEL 2 SOUTH  $01^{\circ}13'14''$  EAST 134.32 FEET; THENCE
2. ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH  $45^{\circ}03'28''$  WEST 23.70 FEET; THENCE
3. ALONG THE EASTERLY LINE OF SAID PARCEL 3 SOUTH  $01^{\circ}50'33''$  EAST 61.96 FEET; THENCE
4. LEAVING LAST SAID EASTERLY LINE SOUTH  $87^{\circ}59'34''$  WEST 114.04 FEET; THENCE
5. SOUTH  $02^{\circ}00'26''$  EAST 83.79 FEET; THENCE
6. SOUTH  $87^{\circ}59'34''$  WEST 315.27 FEET TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE
7. ALONG SAID WESTERLY LINE NORTH  $00^{\circ}22'20''$  WEST 59.39 FEET; THENCE
8. ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 SOUTH  $89^{\circ}37'40''$  WEST 171.00 FEET; THENCE
9. ALONG THE WESTERLY LINES OF SAID PARCELS 3 AND 2 NORTH  $00^{\circ}22'20''$  WEST 232.10 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 2; THENCE
10. ALONG THE NORTHERLY LINE OF SAID PARCEL 2 NORTH  $87^{\circ}59'53''$  EAST 611.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.65 ACRES, MORE OR LESS.

SCALE: 1"=150'

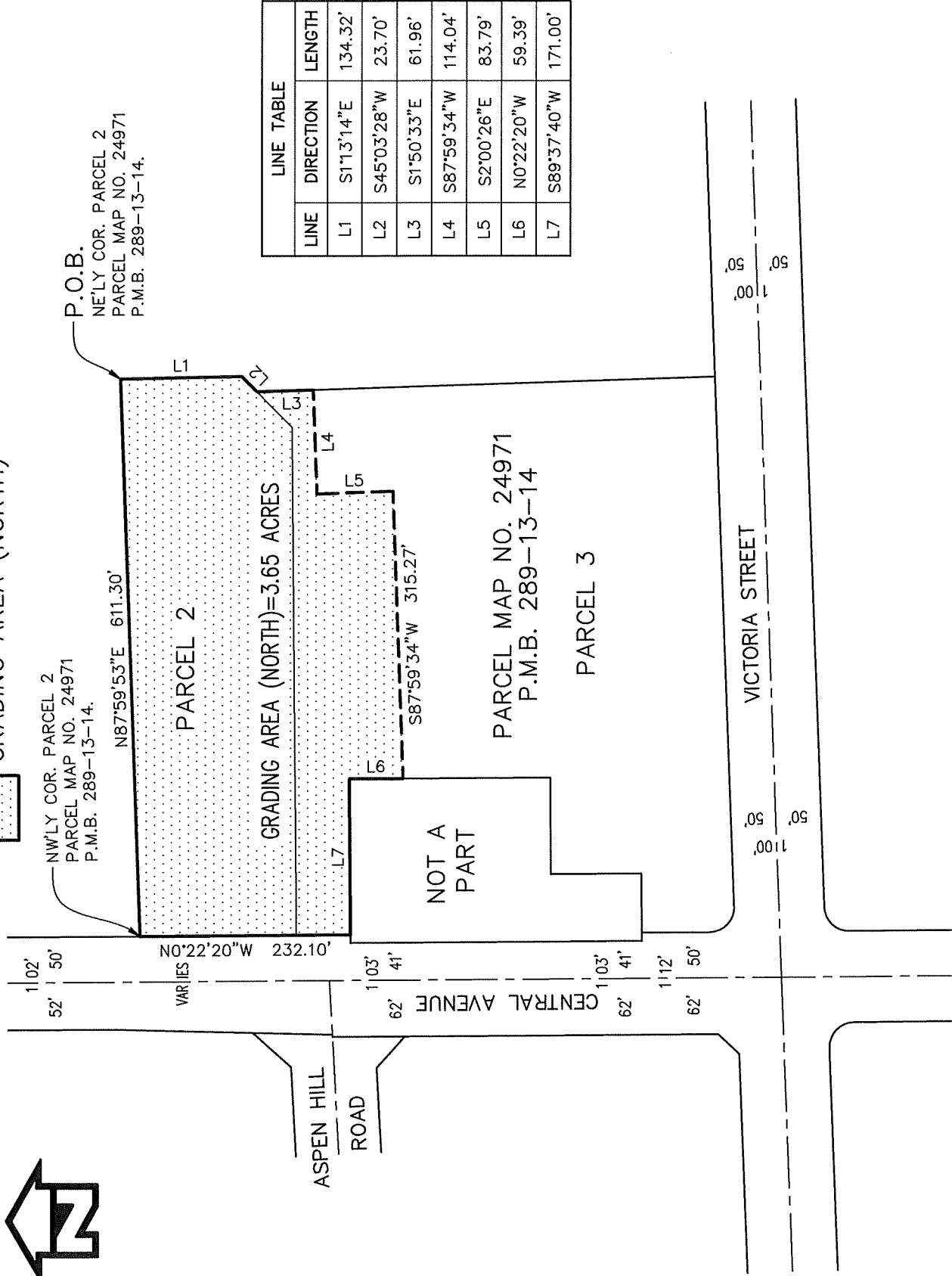


GRADING AREA (NORTH)



NW'LY COR. PARCEL 2  
PARCEL MAP NO. 24971  
P.M.B. 289-13-14.

P.O.B.  
NE'LY COR. PARCEL 2  
PARCEL MAP NO. 24971  
P.M.B. 289-13-14.



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S11°3'14"E	134.32'
L2	S45°03'28"W	23.70'
L3	S1°50'33"E	61.96'
L4	S87°59'34"W	114.04'
L5	S2°00'26"E	83.79'
L6	N0°22'20"W	59.39'
L7	S89°37'40"W	171.00'

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**GRADING AREA (SOUTH)**

THAT PORTION OF PARCEL 3 OF PARCEL MAP NO. 24971 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA PER MAP FILED IN BOOK 289 PAGES 13 AND 14, OF PARCEL MAPS, RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 2 SOUTH  $01^{\circ}13'14''$  EAST 134.32 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 2 SOUTH  $45^{\circ}03'28''$  WEST 23.70 FEET; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 3 SOUTH  $01^{\circ}50'33''$  EAST 61.96 FEET TO THE **TRUE POINT OF BEGINNING**; THENCE

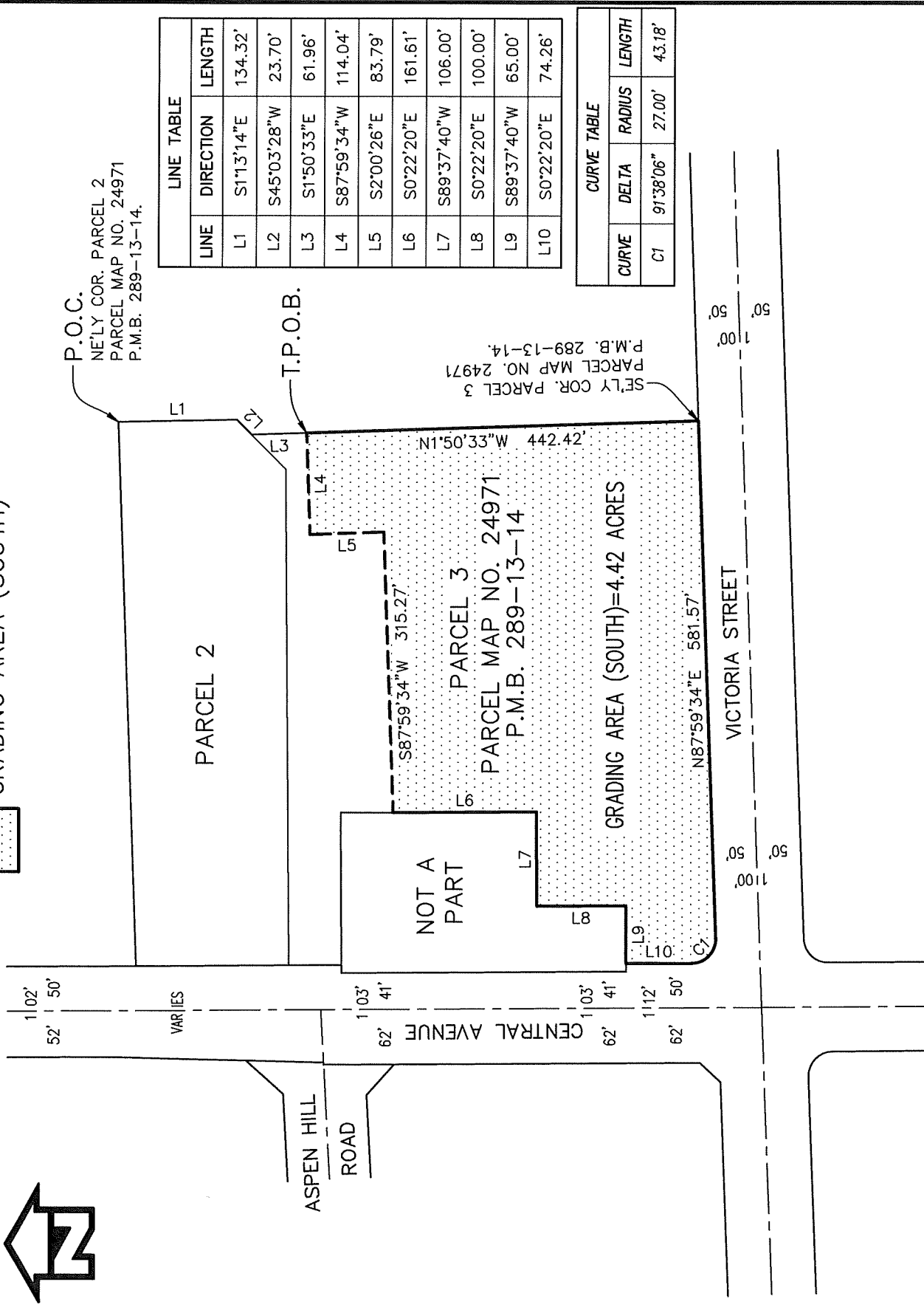
1. LEAVING LAST SAID EASTERLY LINE SOUTH  $87^{\circ}59'34''$  WEST 114.04 FEET; THENCE
2. SOUTH  $02^{\circ}00'26''$  EAST 83.79 FEET; THENCE
3. SOUTH  $87^{\circ}59'34''$  WEST 315.27 FEET TO THE WESTERLY LINE OF SAID PARCEL 3; THENCE
4. ALONG SAID WESTERLY LINE SOUTH  $00^{\circ}22'20''$  EAST 161.61 FEET; THENCE
5. ALONG THE NORTHERLY LINE OF SAID PARCEL 3 SOUTH  $89^{\circ}37'40''$  WEST 106.00 FEET; THENCE
6. ALONG THE WESTERLY LINE OF SAID PARCEL 3 SOUTH  $00^{\circ}22'20''$  EAST 100.00 FEET; THENCE
7. ALONG THE NORTHERLY LINE OF SAID PARCEL 3 SOUTH  $89^{\circ}37'40''$  WEST 65.00 FEET; THENCE
8. ALONG THE WESTERLY LINE OF SAID PARCEL 3 SOUTH  $00^{\circ}22'20''$  EAST 74.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 27.00 FEET; THENCE
9. SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 3 AND SAID CURVE THROUGH A CENTRAL ANGLE OF  $91^{\circ}38'06''$  AN ARC DISTANCE OF 43.18 FEET; THENCE
10. ALONG THE SOUTHERLY LINE OF SAID PARCEL 3 NORTH  $87^{\circ}59'34''$  EAST 581.57 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 3; THENCE
11. ALONG THE EASTERLY LINE OF SAID PARCEL 3 NORTH  $01^{\circ}50'33''$  WEST 426.46 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4.42 ACRES, MORE OR LESS.

SCALE: 1"=150'



GRADING AREA (SOUTH)



P.O.C.  
NE'LY COR. PARCEL 2  
PARCEL MAP NO. 24971  
P.M.B. 289-13-14.

T.P.O.B.

SE'LY COR. PARCEL 3  
PARCEL MAP NO. 24971  
P.M.B. 289-13-14.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S1°13'14"E	134.32'
L2	S45°03'28"W	23.70'
L3	S1°50'33"E	61.96'
L4	S87°59'34"W	114.04'
L5	S2°00'26"E	83.79'
L6	S0°22'20"E	161.61'
L7	S89°37'40"W	106.00'
L8	S0°22'20"E	100.00'
L9	S89°37'40"W	65.00'
L10	S0°22'20"E	74.26'

CURVE TABLE		
CURVE	DELTA	RADIUS
C1	91°38'06"	27.00'

N1°50'33"W 442.42'

S87°59'34"W 315.27'

N87°59'34"E 581.57'

PARCEL 3  
PARCEL MAP NO. 24971  
P.M.B. 289-13-14

GRADING AREA (SOUTH)=4.42 ACRES

NOT A PART

50'  
100'

50'  
100'

VICTORIA STREET

1102'  
52'

VARIES

1103'  
41'

1103'  
41'

1112'  
50'

CENTRAL AVENUE

ASPEN HILL ROAD