



Department of
Toxic Substances
Control

*The Mission of the
Department of
Toxic Substances
Control is to
provide the highest
level of safety, and
to protect public
health and the
environment from
toxic harm.*



State of California



California
Environmental
Protection Agency

Fact Sheet May 2009

Department of Toxic Substances Control proposes Draft Removal Action Workplan for the Proposed Civic Center Project in Visalia, California

Available for your review and comment May 1 to June 1, 2009

The Department of Toxic Substances Control (DTSC) invites your review and comment on a proposal to clean up lead and cadmium contamination in soil at the Proposed Civic Center property (Site) located in the East Downtown Visalia Area. The Draft Removal Action Workplan (RAW) and proposed Notice of Exemption (NOE), is available in the Tulare County Library, 200 W. Oak Avenue or at the DTSC website (for more information, [please see Page 3](#)).

The Site is comprised of two vacant parcels located on either side of North Burke Street north of East Center Street and is comprised of 11.23 acres of land (see Figure 1). Located about ¼ mile east of the commercial area of downtown Visalia, the Site is bounded by East Center Street to the south, Ben Maddox Street to the east, East School Street to the north, and Tipton Street to the west. Mill Creek and Jennings Ditch enter the Site to the east and converge on the eastern of the two parcels.

This Fact Sheet Will Inform You About:

- History and Background of the Site
- Site Investigation and Potential Health Risk
- What is a Draft RAW
- DTSC's Cleanup Recommendations
- California Environmental Quality Act

Public Comment Period

We encourage you to review and comment on the Draft RAW for the proposed Civic Center Project (formerly Union Pacific Railroad Property). DTSC will consider and respond to all public comments received before making a final determination to approve, modify, or deny the Draft RAW. The 30-day Public Comment Period starts May 1, 2009 and ends June 1, 2009. All comments must be postmarked or received no later than 5:00 pm on June 1, 2009.

Send written comments to:

Mike Pfister, PG
Project Manager
Department of Toxic Substances Control
1515 Tollhouse Road
Clovis, California 93611

E-mail comments to:

mpfister@dtsc.ca.gov

DTSC has not scheduled a Public Meeting on the Draft RAW. However, interested parties may request a Public Meeting before the close of the public comment period. Public Meeting requests must state the issues or concerns that would be aired and be sent to the Project Manager listed above.



History and Background of the Site

Site uses has varied from 1913 to 1976 and include a former auto wrecking and dismantler, loading docks and warehouse storage, and rail house. The Site currently has no buildings, however at least one concrete foundation remains. Scattered around the Site are numerous piles of asphalt, concrete, gravel, rubble, and construction debris along with transient camps. An old rail line still traverses the Site. The City of Visalia acquired these properties owned by Union Pacific Railroad in December 2004 to build the proposed Civic Center. In 2006, the Visalia Community Development Department and the Redevelopment Agency was awarded two brownfield grants to properly plan and implement cleanup of the two former railroad properties.



Figure 1. Aerial Site View

Site Investigation & Potential Health Risk

The primary contamination of concern (lead) is found at four locations on the two parcels and not specifically related to a particular former land use activity. Lead will be removed to meet the performance criterion of 369 milligrams per kilogram (mg/kg). The four areas include the debris pile and sediment in Jennings Ditch located on Parcel 3; and waste disposal area and auto wrecking yard on Parcel 4. The highest concentration of lead at 2,600 mg/kg is located in the debris pile on Parcel 3. The Draft RAW proposes to remove the entire debris pile (about 53 cubic yards) because the source of the waste is unknown. Lead levels in the sediment of Jennings Ditch were as high as 1,600 mg/kg. Soil in the Jennings Ditch area will be carefully excavated so tree roots are not disturbed.

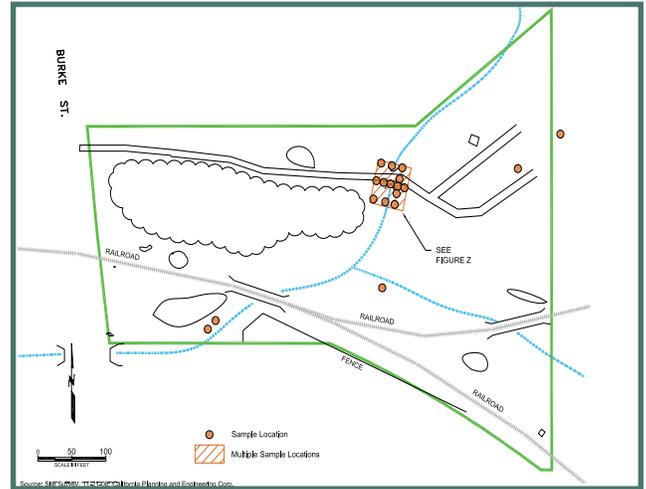


Figure 2. Proposed Area of Soil Excavation-Parcel 3

Both Parcels 3 and 4 contains limited values of lead that exceed the performance criterion. Once the excavation is completed, the Site will be backfilled and compacted with clean soil.

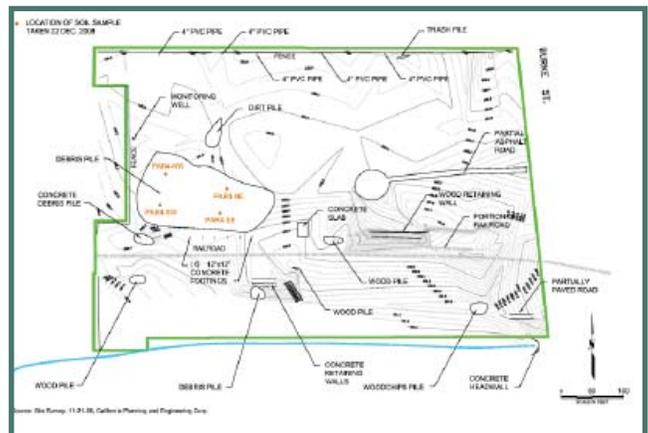


Figure 3. Proposed Area of Soil Excavation-Parcel 4

What is a Draft RAW?

The Draft RAW evaluates cleanup alternatives to prevent or reduce potential risks to public health and the environment. A Draft RAW summarizes previous studies and identifies the possible cleanup alternatives. Cleanup alternatives are screened and evaluated on the basis of their effectiveness, ability to implement, and community acceptance.

The Draft RAW identifies the most appropriate alternatives DTSC recommends for the Site. Before the DTSC's final decision to approve, modify, or deny a Draft RAW, the Draft RAW is made available for public comment during the 30-day public comment period. All comments received from the public during the comment period are reviewed and considered before DTSC makes a decision.

DTSC's Cleanup Recommendations

DTSC is proposing the following actions for the Proposed Civic Center Project:

- An estimated 341 cubic yards of lead contaminated soil will be excavated from four areas and transported offsite to a Class II disposal facility
- Site security such as exclusionary fencing and monitoring during construction will be conducted to ensure public safety
- Clean soil will be used to backfill the excavation areas following confirmation sampling

The Draft RAW includes provisions for dust control measures and monitoring to ensure that workers and the community will not be exposed to contaminated dust during this work.

California Environmental Quality Act – NOE

DTSC has prepared a NOE for this project as required by the California Environmental Quality Act. This document will be filed with the Governor's Office of Planning and Research, State Clearinghouse. The NOE is DTSC's finding that the proposed cleanup will not have a negative impact on human health or the environment.

Next Steps

Following the close of the public comment period, an environmental cleanup contractor will be selected to implement the work. The work will begin in mid-to late July 2009 and is expected to take 2-3 weeks.

Public Participation Opportunities

During the 30-day Public Comment Period, you have the opportunity to review and comment on the Draft RAW and the proposed NOE. Mailed comments must be postmarked no later than June 1, 2009 and e-mailed comments sent by June 1, 2009. All comments should be sent to Mike Pfister, DTSC Project Manager (contact information located on Page 3).

All comments received during the comment period are considered by DTSC before making a final decision on approving, amending, or denying the Draft RAW. Once a decision is made, a "Response to Comments" document will be sent to those

who submitted comments regarding the proposed cleanup.

Information Repositories

The Draft RAW and supporting documents are available for review at:

Tulare County Library
Visalia Branch
200 W. Oak Ave,
Visalia, California
Phone: (559) 713-2700

Library Hours:

Monday – Thursday: 10 am to 8 pm
Friday and Sunday: Closed
Saturday: 10am to 5pm

The full administrative record is located at:

DTSC File Room
1515 Tollhouse Road
Clovis, California 93611
Phone: (559) 297-3901
(Please call for an appointment)

DTSC encourages you to review the Draft RAW. Site information and documents are available online at DTSC's public website: http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000965

For More Information

If you have questions regarding this Site, contact:

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