

COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

9901 South Alameda Street, Los Angeles, CA Remediation/Cleanup of Jordan Downs Redevelopment Property/Site Draft Remedial Action Plan is Available for Public Comment

The Department of Toxic Substances Control (DTSC), as the lead agency for this project, invites the public to review and comment on a proposed plan to clean up contaminated soils on the Housing Authority of the City of Los Angeles' (HACLA) Jordan Downs Specific Plan site (the Site). The Site is located at 9901 South Alameda Street in Los Angeles, California and is a portion of the HACLA's Jordan Downs Public Housing Community. The cleanup plan, called a draft Remedial Action Plan (RAP), describes in detail the environmental studies that have been conducted, the results, and the activities that are proposed to clean up the soil contamination. An Addendum to the Jordan Downs Specific Plan Final Environmental Impact Report (FEIR) has also been prepared for this project by DTSC.

The purpose of this draft RAP is to identify potential risks from conditions related to previous activities at the Site and describe the proposed mitigation plans or "remedial alternatives". The selected alternative will be implemented by HACLA after public comments have been received and considered. The public comment period for the draft RAP will run from August 8 to September 10, 2013. DTSC, as the lead agency for this cleanup project, invites you to review and comment on the draft RAP and the Addendum, which are available for public review at the informational repositories listed on Page 3 of this Community Notice or on the DTSC website:

www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001326.



9901 South Alameda St. - Aerial View

Opportunity for Public Comments



Public Comment Period from August 8, through September 10, 2013

Your participation is encouraged. The 30-day public comment period begins August 8, and ends September 10, 2013. Public comments must be postmarked or e-mailed by September 10, 2013 and sent to:

Stephanie Lewis, Project Manager
 Dept. of Toxic Substances Control
 9211 Oakdale Avenue
 Chatsworth, CA 91311
 E-mail: stephanie.lewis@dtsc.ca.gov

The draft RAP is available for review electronically and at the Information Repository locations listed on page 3

**Public Meeting - August 21, 2013
 5:00 pm - 7:00 pm**

DTSC will hold a public meeting on August 21, 2013 from 5:00 pm to 7:00 pm in the gymnasium of the Jordan Downs Recreation Center. The Center is located at 9900 Grape Street, Los Angeles, CA 90002. DTSC staff will be available to answer questions concerning the cleanup plan. We appreciate your participation and hope you will join us.

The Community Notice will inform you about:

- Site Location and History
- Environmental Investigation and Why Cleanup Is Necessary
- Proposed Cleanup Plan (draft RAP)
- Safety Measures
- California Environmental Quality Act (CEQA)
- Where to Find Project Documents
- Next Steps

Site Location and History

The Site is a vacant L-shaped area of approximately 21.08 acres and consists of Assessor's Parcel Numbers (APNs) 6046-019-9004, 6046-019-905, and 6046-019-906. Between 1928 and 1938, the site was used for agricultural purposes. In the early 1940s the site was developed for use as a steel manufacturing facility. Historical records show that after the steel manufacturing activities ended in 2000, the property was used as a truck storage and repair facility.

Environmental Investigations and Why Cleanup is Necessary

Since 1996, there have been numerous environmental studies performed at the property to evaluate the nature and extent of hazardous substances. DTSC began oversight of the environmental investigations in July 2010 under a Voluntary Cleanup Agreement with HACLA. The results of the studies showed contamination of subsurface soils. Contaminants of concern (COCs) found to exceed regulatory cleanup levels include metals (arsenic and lead), petroleum hydrocarbons, Polychlorinated Biphenyls (PCBs), and naphthalene (a white solid that evaporates easily and is a main ingredient in mothballs). PCBs are commonly found in transformers. Exposure to high levels of these COCs for extended periods of time may cause long-term health problems.

Samples of soil vapor (air particles found in soil) were collected on the property to determine if volatile chemicals in soil or groundwater could pose a risk to future residents of the development. Overall results showed that Volatile Organic

Compounds (VOCs) did not pose a risk to future residents.

Groundwater beneath the site is located between 50 and 60 feet below ground surface and it is not a source of drinking water.

While current site conditions do not pose an immediate health risk, cleanup (i.e. remediation) of these soils is necessary before the site can be redeveloped and for the safety of future residents of the site.

Historical site use included steel manufacturing, trucking operations and waste storage. DTSC identified contaminants in the soil from industrial operations at the site consistent with steel manufacturing, trucking related operations and the storage of engine oil and oil wastes, fuels (diesel and gasoline), paint thinner and electric transformers. There is no immediate risk because the public is not exposed to the contaminated soil. DTSC is a department under the California Environmental Protection Agency. DTSC oversees soil and groundwater investigations and evaluates property for potential hazardous materials or contamination that may pose a risk to human health and the environment. DTSC will oversee the cleanup that will take place at this site and will ensure that it is performed in a manner that protects human health and the environment.

Proposed Cleanup Plan (draft RAP)

There are six cleanup alternatives proposed for evaluation in the RAP. These are:

- 1) No Action
- 2) Excavation and off-site disposal and treatment
- 3) Excavation, treatment and reuse on site
- 4) Chemical injection on site
- 5) Excavation, off-site disposal, encapsulate and cap
- 6) Phytoremediation

Alternative #1: - No action - would not change the site's conditions and will not result in a cleanup.

Alternative #2: - Excavation and off-site disposal



and treatment - includes excavating or removing contaminated soils, disposing of soils at an appropriate landfill, and bringing in clean soil to backfill excavated areas.

Alternatives #3 and #4: - Propose treating lead-contaminated soil on site. These options would not result in a complete removal of lead.

Alternative #5: - Covering the contaminated soils with concrete or pavement to encapsulate or act as a "cap" and prevent exposure. With this alternative, the site would be subject to a land use covenant to limit property use to commercial/industrial uses as well as long term monitoring and maintenance to ensure that future occupants of the site are not exposed.

Alternative #6: - Phytoremediation - would involve the use of plants to absorb contaminants like lead and arsenic and convert these to less harmful substances. This option is the "greenest" of all options and the most cost effective. However, cleanup could take up to 50 years and the complete removal of metals in soil is not guaranteed.

DTSC evaluated the six alternatives and determined that Alternative #2 - Soil excavation and off-site disposal - was the most effective, implementable, and cost effective cleanup option for the site. During the first phase of soil cleanup, approximately 33,600 cubic yards of soil will be excavated and removed. Additional soil excavation may be necessary. This determination will be made by testing as excavation proceeds. Removing the contaminated soil and replacing it with clean soil will prevent any future occupants from being exposed to contaminated soils. Since there would be no long term maintenance and monitoring required, the overall cost for the project is reduced.

Safety Measures

To protect the surrounding community and on-site workers during field activities, field work will be conducted according to a site specific Health and Safety Plan. Dust will be suppressed by spraying water on soil to ensure that the amount of dust generated is minimized, and stockpiled soil will be covered with plastic sheeting. Air monitoring

will be conducted to monitor the amount of dust generated and ensure that spraying the soil with water is effective. All trucks leaving the site will have their loads covered, their tires brushed and cleaned, and truck surfaces washed so no contaminated soil is tracked into the street or environment. Trucks will transport the excavated soil to an offsite licensed facility by taking the following route: south on Alameda Street, east on Imperial Highway, and south on Long Beach Blvd. to access the 105 Freeway.

California Environmental Quality Act (CEQA)

In compliance with the California Environmental Quality Act (CEQA) Guidelines (CCR, sections 15162 and 15164), DTSC has prepared an Addendum to the Jordan Downs Specific Plan FEIR for this project. The Addendum states that the proposed cleanup will not have a significant negative impact on human health and the environment because of the short duration and controlled process of the remediation project.

Where to Find Project Documents

DTSC encourages you to review the draft RAP, the Addendum, and other site-related documents which are available at the information repositories listed below:

Department of Toxic Substances Control

Regional Records Office

9211 Oakdale Avenue

Chatsworth, CA 91311

Contact: Vivien Tutaan to schedule an appointment
(818) 717-6521

Hours: 8 am - 5 pm Monday - Friday

Los Angeles Public Library Alma Reaves Woods -
Watts Branch

10205 Compton Avenue

Los Angeles, CA 90002

Mon. and Wed. 10 am - 8 pm

Tues. and Thurs. 12:30 pm - 8 pm

Fri. and Sat. 10 am - 5:30 pm

Sunday closed.



Copies of key technical reports, fact sheets and other site-related information are also available online at DTSC's website at:

www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60001326

Next Steps

DTSC will not make a final decision to implement the Draft RAP until all public comments have been reviewed and considered. Following the review of the public comments, DTSC will issue a Response to Comments. The Response to Comments is DTSC's formal written response to all comments received. It is available to the public and will be placed in the information repositories listed on this page.

If the RAP is approved, the cleanup of the soil is expected to commence during the Fall of 2013 and be completed by the Spring of 2014. Work will generally be conducted between 9:00 am and 4:00 pm during weekdays. No work will be conducted on Saturdays, Sundays or holidays.

All documents made available to the public by the DTSC can be made available in an alternate format (i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with state and federal law. Please contact Zenzi Poindexter for assistance.

Who to Contact for More Information

For more information about the draft cleanup plan or to be added to the site mailing list please contact the following DTSC representatives:

Stephanie Lewis, DTSC Project Manager
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6616
E-mail: *stephanie.lewis@dtsc.ca.gov*

Zenzi Poindexter, DTSC Public Participation Specialist
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