



Department of  
Toxic Substances  
Control

*Our mission is  
to protect  
California's people  
and environment  
from harmful effects  
of toxic substances  
by restoring  
contaminated  
properties,  
identifying and  
promoting safer  
ingredients in  
consumer products,  
and ensuring  
stewardship through  
enforcement,  
regulation and  
pollution  
prevention.*



State of California



California  
Environmental  
Protection Agency

Fact Sheet, October 2011

## Draft Cleanup Plan for Alondra Center North Site is Available for Public Review and Comment

A draft cleanup plan to excavate, remove and dispose of contaminated soil at the Alondra Center North site is available for public review and comment. The draft cleanup plan, called a draft Remedial Action Plan (RAP), describes in detail the environmental investigations conducted, findings and the proposed remedy selected to address environmental contamination at the site. Under the California Environmental Quality Act (CEQA), a Notice of Exemption has been prepared, as the proposed soil removal and related activities will not have an adverse environmental impact. The draft RAP, if approved, will allow for future residential redevelopment of the property in your community following completion of cleanup activities. This fact sheet provides information on:

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

There is **no** immediate health risk because the public is not exposed to contaminated on-site soil. However, because exposure to the chemicals found in soil at the site can cause adverse health effects, the Department of Toxic Substances Control (DTSC) recommends a cleanup plan be developed and implemented to ensure the public is not exposed to the contaminated soil. DTSC will oversee the removal action and ensure work is performed in a manner that does not harm people or the environment.

### **PUBLIC COMMENT PERIOD October 19th, 2011 to November 18th, 2011**

The draft RAP is available for public review and comment. **Public comments must be postmarked or e-mailed no later than November 18th, 2011, and sent to:** Mr. Safouh Sayed, DTSC Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732, E-mail: [ssayed@dtsc.ca.gov](mailto:ssayed@dtsc.ca.gov). The draft RAP and CEQA Notice of Exemption and other project documents are available for review and the Information Repository locations listed on page 3 inside this Fact Sheet.

### **COMMUNITY MEETING ANNOUNCEMENT Wednesday, November 9th, 2011 – 6:30 PM**

**La Mirada City Hall, Conference Room 1,  
13700 La Mirada Boulevard, La Mirada, CA 90638**

DTSC invites you to attend a Community Meeting that begins at 6:30 pm with a formal presentation on the proposed cleanup plan (draft RAP) and to receive your public comments. Please join us to learn more about this project in your community.





### Why Cleanup Is Necessary

Historic operations at the Alondra Center North site included a former ARCO gas station and a former automotive repair shop (Johnny's Auto) that resulted in the releases of Total Petroleum Hydrocarbons (TPH) and Volatile Organic Compounds (VOCs) into the soil at the site at levels that require cleanup to ensure long-term public health and safety for future redevelopment and future residents.

### Site Location and History

The 4-acre site is owned by the La Mirada Redevelopment Agency (Agency) and is currently comprised of eleven individual parcels located on the north side of Alondra Boulevard, between Escalona Road on the west and Dalmatian Avenue on the east, in a mixed residential and commercial area. Previously, the site was developed with several retail and commercial businesses, worship, education and art uses until it was demolished and paved with asphalt and concrete.

In 1956, the site was cleared of fruit orchards and developed into a neighborhood commercial strip, which included the former ARCO gas station and an array of retail, food and service establishments. A car wash was later added, but removed in 1974, and replaced by an automotive repair shop in 1984, known as Johnny's Auto. The gas station was in operation until about 2002, when the tanks, dispensaries, piping, and fixtures were removed. This parcel currently remains as a fenced, vacant lot.

In 2005, the Agency began negotiating with the site's parcel owners and acquiring the parcels at the site. Between August and September 2008, the buildings, slabs and paved areas of the retail and commercial businesses were demolished and removed in preparation for site cleanup and future redevelopment of the site into residential housing. In June 2009, the Agency entered into an Environmental Oversight Agreement with DTSC for oversight of the investigation and remediation of the site.

### Investigations Conducted and Results

During 2004-2005, comprehensive soil gas survey and soil investigation were performed throughout the site to identify the areas of impacts and to identify viable cleanup options. The soil gas survey included the taking of soil samples and conducting an analysis of the samples collected. Soil samples indicated that cleanup is necessary in only two area parcels of the site:

- 1) Former ARCO Parcel: Cleanup is required in the top 20 feet of soil to reduce the potential risk of vapor intrusion into indoor air from petroleum hydrocarbon (fuel) impacts in on-site soil.
- 2) Johnny's Auto: Cleanup is required in the top 13 feet of soil to reduce the levels of petroleum hydrocarbons that include naphthalene and tetrachlorethene in on-site soil.

Environmental assessment activities indicate there are no impacts to groundwater.

### Proposed Cleanup Plan – Draft RAP

To address residual petroleum hydrocarbon (fuel) impacts in the soil on the westernmost side of the site where the ARCO station was and the former Johnny's Auto was, the draft RAP proposes on-site soil be excavated, transported and disposed of off-site at a facility that is permitted to accept such waste. It is estimated that the volume of contaminated soil is about 2,850 cubic yards (145 truck loads) will be removed. Confirmation sampling will be conducted to ensure cleanup goals have been met. Excavated areas will be backfilled with clean soil.

### Safety Measures

To protect on-site workers and the surrounding community during the proposed cleanup activities, the following safety measures will be implemented under DTSC oversight:

- Site Security – The site is secured and only authorized personnel will be allowed on site.
- Dust Control – Water will be sprayed when soil is loaded and unloaded during excavation to reduce dust emissions. Trucks will maintain low speeds and truck beds will be secured with tarp before leaving the site to reduce fugitive dust. Soil stockpiles will be covered with plastic sheeting at the end of each work day.
- Controlling Migration – Storm water controls will be implemented and monitoring will be conducted to ensure there is no migration (run-off) of contaminated soil in the event of rain.

- **Monitoring** – Wind conditions will be monitored to ensure wind speeds do not exceed 25 mph. In the event winds exceed 25 mph, all work will cease until wind speeds fall below 25 mph. Air monitoring will be conducted to ensure dust stays at safe levels.

- **Traffic Control** – Traffic control using flagmen to direct truck traffic and flow on and off-site will be conducted.

### **California Environmental Quality Act (CEQA)**

DTSC is required by CEQA to review the environmental activities for the possibility of an impact, before approving the project. DTSC prepared a Notice of Exemption (NOE) for this project, as the proposed soil removal and related activities will not significantly impact the environment.

### **How to Submit Your Comments**

DTSC wants to know what you think of the draft RAP and we encourage your review and participation.

**The 30-day public comment period for the draft RAP begins October 19th, 2011, and ends November 18th, 2011. All public comments must be postmarked or e-mailed by November 18th, 2011, and sent to:**

Mr. Safouh Sayed, Project Manager  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
E-mail: [ssayed@dtsc.ca.gov](mailto:ssayed@dtsc.ca.gov)

You may also submit your public comments at the **DTSC hosted Community Meeting on Wednesday, November 9th, 2011, at the La Mirada City Hall, Council Chambers, at 6:30 p.m.** Please see the front page of this fact sheet for additional information.

### **Where to Find Project Documents**

Copies of the draft RAP and related project documents are available for public review at the following Information Repositories:

Los Angeles County Public Library  
La Mirada Branch  
13800 La Mirada Boulevard  
La Mirada, CA 90638  
(562) 943-0277  
Monday – Closed  
Tuesday – Thursday 10:00 am – 8:00 pm  
Friday – Closed  
Saturday – 8:00 am – 6:00 pm  
Sunday – Closed

Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
(714) 484-5337  
Monday – Friday 8:00 am – 5:00 pm  
Please contact Ms. Julie Johnson at the above number to make an appointment.

### **Who To Contact at DTSC for Information**

If you have any questions about the project, draft RAP, CEQA NOE or other project related activities please contact the following DTSC staff:

Mr. Safouh Sayed, Project Manager  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-4732  
(714) 484-5478  
E-mail: [ssayed@dtsc.ca.gov](mailto:ssayed@dtsc.ca.gov)

Ms. Zenzi Poindexter, Public Participation Specialist  
Department of Toxic Substances Control  
5796 Corporate Avenue  
Cypress, CA 90630-5732  
(714) 484-5477  
E-mail: [upoindex@dtsc.ca.gov](mailto:upoindex@dtsc.ca.gov)

### **Next Steps**

Site cleanup and restoration activities are expected to take about six (6) months. Work days and hours are Monday through Friday from 7:00 am to 5:00 pm, excluding holidays. You will notice trucks and work personnel in the area. Temporary lane closures will be confined between 8:00 am and 4:00 pm.

### **Media Inquiries**

Ms. Jeanne Garcia, Public Information Officer  
Department of Toxic Substances Control  
9211 Oakdale Avenue  
Chatsworth, CA 91311-6505  
(818) 717-6573  
E-mail: [jgarcia1@dtsc.ca.gov](mailto:jgarcia1@dtsc.ca.gov)

*For more information about our department, please visit our website at [www.dtsc.ca.gov](http://www.dtsc.ca.gov).*

### **Notice to Hearing Impaired Individuals**

TDD users can use the California Relay Service at 1-888-877-5378 to reach Ms. Zenzie Poindexter, Public Participation Specialist at (714) 484-5477.

**PUBLIC COMMENT FORM AND MAILING COUPON**

**NOTICE OF DRAFT REMOVAL ACTION WORKPLAN  
AND 30-DAY PUBLIC COMMENT PERIOD**

**ALONDRA CENTER NORTH SITE, ALONDRA BOULEVARD/ESCALONA ROAD, LA MIRADA, CA**

You may use this form to send in your written public comments on the draft Removal Action Plan (RAP). You may also use this form to ask to be added or deleted from the Alondra Center North site mailing list. If you know of any persons or organization that would like to be on the mailing list, use this form to notify us. Please address all mailings to Mr. Safouh Sayed, Project Manager, Department of Toxic Substances Control, 5796 Corporate Avenue, Cypress, CA 90630-4732.

**Reminder: The public comment begins October 19<sup>th</sup>, 2011 and ends November 18<sup>th</sup>, 2011. All public comments on the draft RAP must be post-marked or e-mailed by November 18th, 2011.**

Name: \_\_\_\_\_

Agency or Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone #: \_\_\_\_\_

Please add me to the Alondra Center North site mailing list.

Please delete me from the Alondra Center North site mailing list.

Comments:

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*DTSC mailings are solely for the purpose of keeping persons informed of DTSC activities. Mailing lists are not routinely released to outside parties. However, they are considered public records and, if requested, may be subject to release.*



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**Zenzie Poindexter, Public Participation Specialist**

Department of Toxic Substances Control

5796 Corporate Avenue

Cypress, CA 90630

***Inside: Information on the Alondra Center North Site***

*For more information about the DTSC, please visit our web site at [www.dtsc.ca.gov](http://www.dtsc.ca.gov)*

