



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, December 2011

Available for Public Review - Draft Cleanup Plan for the former Bodycote Thermal Processing Facility, Tarzana, California

A draft plan to clean soil contaminated with volatile organic compounds (VOCs) left over from past industrial manufacturing operations at the **former Bodycote Thermal Processing Facility (Site)** located at 18600 Oxnard Street, Tarzana, California is available for public review and comment.

The draft cleanup plan, called a draft interim Removal Action Workplan (draft IRAW), was submitted by the Site owner under a Voluntary Cleanup Agreement signed with the Department of Toxic Substances Control (DTSC). The Site is approximately 1.25 acres in size and consists of one building that comprised the Former Bodycote Thermal Processing Facility. The Site is adjacent to a large 2 floor office building that houses Columbia College Hollywood (CCH) film school, located at 18618 Oxnard Street.

Why Cleanup Is Necessary

Preliminary environmental investigations conducted at the Site found elevated concentrations of VOCs in soil, soil vapor and groundwater. VOC concentrations in soil vapor were found to exceed California Human Health Screening Levels (CHHSL's). Based on these results, an indoor air survey was conducted. Results of this survey suggest that VOCs may have migrated from the subsurface soil into the building. However, concentrations of VOCs in the building are within acceptable limits and do not pose immediate health risk to the occupants. DTSC requested the proposed mitigation plan as a precaution to protect public health and the environment. The draft IRAW submitted to DTSC proposes to mitigate VOCs in soil vapor in order for CCH to operate as an environmentally safe building.

DTSC will oversee the proposed cleanup to ensure that it is performed in a manner that protects public health and the environment.

PUBLIC COMMENT PERIOD December 27, 2011 to January 27, 2012

The draft IRAW and other related project documents for this Site are available for public review and comment at the locations listed on page 3. We will make a final decision after all public comments have been reviewed and considered. Please submit written comments postmarked or received by email on **January 27, 2012** to:

Manjul Bose, DTSC Project Manager
9211 Oakdale Avenue
Chatsworth, CA. 91311
MBose@dtsc.ca.gov

A public meeting has not been scheduled for this project.

Si desea información en español, comuníquese con Jeanne Garcia al (818) 717-6573



History and Operations at the Site

In 1967 National Heat Treating Company Inc. started metal heat treating operations at the Site. In 1990 National merged with Hinterliter Heat Treating Inc. Hinterliter continued metal heat treating operations at the location until 1995 when Bodycote Thermal Processing Inc. merged with Hinterliter. Bodycote ended its operations in December 2008. The property has been vacant since early 2009. CCH currently owns the Site.

Environmental Investigations

Several phases of environmental investigations have been conducted at the Site. Elevated concentrations of VOCs were found in soil, soil gas and in groundwater. VOCs have been found to exist in soil and soil vapor from just below ground surface to where groundwater is encountered. As a result of the environmental investigations, DTSC recommended that a plan be developed to clean up the VOCs in soil vapor.

Proposed Cleanup Options

The following Cleanup Options have been considered for this Site:

- Alternative 1 - No Action
- Alternative 2 – Sub Slab Depressurization System with Off Gas Treatment

Recommended Cleanup Option

Based on careful analysis of the options, Alternative 2, Sub Slab Depressurization System with Off-Gas Treatment is recommended because it protects human health and the environment, and is cost effective.

If Alternative 2 is approved, VOC migration into the indoor air (vapor intrusion) will be mitigated by Sub Slab Depressurization System (SSDS). SSDS is a proven in-situ (in place) method for mitigating vapor intrusion. The SSDS uses a vacuum to induce a flow of air through the soil to remove contaminants and prevent migration of VOCs into the indoor air. The SSDS will be operating in place until completion of investigations and cleanup of contamination is complete at the Site.

Safety During Cleanup

The following actions will be taken during the cleanup process to ensure public safety:

- Installing temporary fencing around the treatment system for security
- Monitoring of the treatment system and effluent to ensure that the system is operating effectively

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The NOE states that the proposed cleanup will not have a significant negative effect on human health and the environment because of the short duration and the controlled manner in which the soil vapor contamination will be removed.

Next Steps

At the close of the public comment period, DTSC will review and consider all public comments and make any necessary revisions to the draft IRAW prior to final approval. A Response to Comments document will be mailed to everyone who makes a comment and provides their name and address. The SSDS is expected to start up in March of 2012. The system will be in place until investigation and cleanup of the former Bodycote Thermal Processing Facility is completed. Following cleanup of the Site a Removal Action Completion Report will be prepared and submitted to DTSC for review and final approval.

Where to Find Project Documents

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

Encino Tarzana Branch Library

18231 Ventura Boulevard
Tarzana, CA 91356
Phone: (818) 343-1983
Monday and Wednesday: 10 am – 5:30 pm
Tuesday and Thursday: 12:30 pm - 8:00 pm
Saturday: 10 am – 5:30 pm

Department of Toxic Substances Control Regional Records Office

9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6521
Mon. – Fri. 8 a.m. – 5 p.m.

Copies of key technical reports, fact sheets and

other site-related information are also available online at DTSC's website:

www.envirostor.dtsc.ca.gov.

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 Tim Chauvel listed below 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:

Manjul Bose
DTSC Project Manager
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6560
MBose@dtsc.ca.gov

Tim Chauvel
DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90603
(714) 484-5487
tchauvel@dtsc.ca.gov

For media related inquiries, please contact:

Jeanne Garcia,
DTSC Public Information Officer
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6573
JGarcia1@dtsc.ca.gov

Notice to the Hearing Impaired

Telecommunications Device for the Deaf (TDD) users can obtain information about the Site by using the California State Relay Service (888) 877-5378 to reach the Public Participation Specialist. Ask them to contact Tim Chauvel at (714) 484-5487 regarding the Former United States Postal Service site.

