

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.

Housing Authority of the City of Los Angeles – Jordan Downs Redevelopment Site, 9901 South Alameda Street, Los Angeles, CA Interim Remedial Action Plan is Available for Public Comment

The Department of Toxic Substances Control (DTSC) invites the public to review a previously proposed plan to clean up contaminated soil at the Housing Authority of the City of Los Angeles - Jordan Downs Property (Site). The Site is located at 9901 South Alameda Street in Los Angeles, California. This cleanup plan, called a draft Interim Remedial Action Plan (IRAP), describes in detail the environmental studies that have been conducted, the results, and the activities that are proposed to clean the contaminated soil.

The cleanup plan was originally issued in August 2013. However, after review and consideration of the comments from the public and other stakeholders, a more detailed explanation of how the cleanup goal for lead was developed and has been included in this IRAP. The IRAP identifies potential risks from conditions related to previous activities at the Site and describes the proposed mitigation plans or “remedial alternatives”. The selected cleanup alternative will be implemented after public comments have been reviewed and responded to. The public comment period for the draft IRAP will run from May 22 to June 23, 2014.

Additionally, based on a recent soil gas investigation, trichloroethylene (TCE) is now identified as a contaminant of concern in the area of the former 21.08-acre factory site. The data demonstrates that TCE-contaminated groundwater has been migrating underneath the property and has resulted in increasing concentrations of TCE in soil gas samples. This may present concerns for a vapor intrusion scenario to future residents and workers at the site. Further investigation is necessary to determine the extent of the contamination and the appropriate remediation action(s) that will be required. Prior to approval of the final remedial action(s), DTSC will evaluate its environmental review obligations under the California Environmental Quality Act (CEQA) to ensure consistency with the provisions of that Act and accompanying Guidelines.

TCE is a man-made chemical which has mostly been used for dry cleaning clothes and for cleaning metal parts in manufacturing. It is also used to make other chemicals and may be found in small amounts in some consumer products. Like many solvents, they are liquids and evaporate quickly. When spilled onto the ground they can soak into the ground and make their way to groundwater through the small pores in the soil. In air, they are broken down by sunlight. DTSC intends to keep the community informed throughout the investigation and during cleanup activities. The known contamination does not pose an immediate threat to human health, but will require cleanup to prevent long-term exposure and potential health effects.

Public Comment Period



May 22, 2014 to June 23, 2014.

Your participation is encouraged. The 30-day public comment period begins May 22 and ends June 23, 2014. Comments submitted during this period should be related to revisions to the plan issued in May 2014. Public comments must be **postmarked or e-mailed by June 23, 2014 and sent to:**
Stephanie Lewis,
DTSC Project Manager
9211 Oakdale Avenue
Chatsworth, CA 91311
E-mail:
stephanie.lewis@dtsc.ca.gov

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

DTSC will hold a public meeting on June 11, 2014 from 6:00 pm to 8:00 pm in the gymnasium of the Jordan Downs Recreation Center. The Recreation Center is located at 9900 Grape Street, Los Angeles, CA 90002.



Environmental Investigations and Why Cleanup is Necessary

There have been numerous environmental studies performed at the property since 1996 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 the Housing Authority of the City of Los Angeles. The results of the studies showed contamination of subsurface soils. Contaminants found to exceed regulatory cleanup levels include metals (arsenic and lead), petroleum hydrocarbons, and Polychlorinated Biphenyls (PCBs). Samples of soil vapor (air particles found in soil) have identified TCE as a contaminant of concern. Cleanup or mitigation of TCE will be addressed after further investigation has been completed. Groundwater beneath the site is located approximately 50 feet below ground surface and it is **not a source of drinking water**. Currently, the results of the soil gas investigation indicate that TCE may pose a risk to public health through the vapor intrusion scenario. Further investigation is necessary to determine the extent of the contamination.

Based on the results of the site investigations, cleanup of the soil is necessary before the site can be redeveloped.

Proposed Cleanup Plan (Interim RAP)

The proposed cleanup method for evaluation in the Interim RAP is:

Excavation and off-site disposal and treatment

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. DTSC has determined that soil excavation and off-site disposal of the soil is the most effective, implementable, and cost effective cleanup option for the site. Removal of the contaminated soil and replacing it with clean soil will prevent any future occupants from being exposed to contaminated soils.

Safety Measures

To protect the surrounding community and environment there will be an on-site Safety Plan.

Dust will be suppressed by spraying water on soil to ensure that the amount of dust generated is minimized, and stockpile soil will be covered with plastic sheeting. Air monitoring will be conducted to monitor the amount of dust generated and ensure that spraying of dirt and soil with water is effective. All trucks leaving the site will be covered and will have their tires brushed and cleaned so no contaminated soil is tracked into the street.

Next Steps

DTSC is overseeing soil gas testing to ensure that the vapors are not migrating into adjacent buildings in and around the Site. We are also working to determine the source of the TCE contamination. Additional sampling will be scheduled and will likely begin in June 2014.

In addition, a cleanup plan, specific to the TCE contamination will be developed. The public will then have an opportunity to comment on this new cleanup plan prior to its implementation. Based upon the level of community interest a workshop or community meeting will be held to provide project updates.

DTSC will not make a final decision to implement the draft IRAP until all public comments have been reviewed and responded to. 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 will be placed in the repositories listed on page 3.

If the IRAP is approved, the cleanup of the soil is expected to start in summer 2014. It is estimated that the site cleanup will take approximately 6 to 8 weeks to complete. Work will generally be conducted between 8:00 am and 4:00 pm during weekdays. No work will be conducted on weekends or holidays.

Community Involvement

DTSC is committed to engaging the community at all stages of the investigation. We utilize a variety of outreach tools to keep the community involved and informed which may include fact sheets, public notices, work notices, community meetings and website updates.



Where to Find Project Documents

DTSC encourages you to review the draft IRAP, Environmental Impact Report (EIR) 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

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.

Jordan Downs Housing Office
Raul Panuco or KoKo Diaz
Jordan Downs Community Center
2101 E. 101st Street
Los Angeles, CA 90002
Mon. through Fri. 8:30 am – 5:00 pm
Every Second Saturday 9:00 am – Noon

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

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
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6568
E-mail: zenzi.poindexter@dtsc.ca.gov

PUBLIC COMMENT FORM AND MAILING COUPON

Housing Authority of the City of Los Angeles
Jordan Downs Redevelopment - 9901 South Alameda Street, Los Angeles, CA
Comment Period – May 22, 2014 to June 23, 2014

You can use this form to send your written comments on the draft Interim Remedial Action Plan (IRAP), Addendum and other site related documents. Please include your name and address on the form with your comments. **All written comments must be postmarked or e-mailed no later than June 23, 2014, and sent to:** Stephanie Lewis, Project Manager, Department of Toxic Substances Control, and 9211 Oakdale Avenue Chatsworth, CA 91311. You may also scan and e-mail a copy of this form to: stephanie.lewis@dtsc.ca.gov.

Name: _____

Agency or Organization (if applicable): _____

Address: _____

Telephone #: _____

E-mail Address: _____

Please add me to the site mailing list

Please delete me from the site mailing list

Comments:

DTSC mailings are solely for the purpose of keeping people 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.

NOTICE TO HEARING IMPAIRED INDIVIDUALS: TTY users may use the California Relay Service at 1 877- 735-2929 (or 711). Ask for Zenzi Poindexter at 818-717-6568.