

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 Final Remedial Action Plan is Available for Public Comment

The Department of Toxic Substances Control (DTSC) invites the public to review a proposed plan to remediate soil vapor from offsite groundwater contamination at the Lot 1 (Commercial Area) of 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, also called a draft Final Remedial Action Plan (RAP), describes the environmental studies that have been conducted, the results of those studies, and activities that are proposed to mitigate the soil vapor from offsite groundwater contamination.

DTSC reviewed post remediation risk evaluation for the Phase I A and Phase I B areas (all other areas of the site other than Lot 1 Commercial Area) of the HACLA property and determined that there is no potential risk from any groundwater soil vapor in these areas and determined that no further action is required.

The Post remediation Health Risk Assessment for this Lot 1 Commercial Area indicate that this area should be restricted to commercial use and vapor intrusion barriers should be included and constructed as part of the planned commercial buildings. Vapor intrusion barriers serve to prevent vapors from reaching the surface.

The RAP identifies potential risks from conditions related to soil vapor from offsite groundwater contamination at the Site and describes the proposed mitigation plans or “remedial alternatives”. The selected remedial alternative consists of Vapor Intrusion Mitigation System (VIMS) beneath future buildings and Administrative Control by use of a Land Use Covenant (LUC) in the Lot 1 Commercial Area. The selected remedial alternative will be implemented after public comments have been reviewed and responded to. The public comment period for the draft RAP will run from May 4 to June 5, 2017.

DTSC evaluated environmental guidelines under the California Environmental Quality Act (CEQA) to ensure consistency and compliance with the provisions of that Act and accompanying Guidelines. An EIR was already prepared for the construction and an EIR addendum was prepared for the remediation. This has been approved for the development and for the remediation of this site. For this Draft Final RAP the remedy consists of implementation of administrative control thus no CEQA is required.

Public Comment Period



May 4, 2017 to June 5, 2017.

Your participation is encouraged. The public comment period begins May 4 and ends June 5, 2017. Comments submitted during this period should be related to revisions to the plan issued on May 2017. Public comments must be postmarked or e-mailed by **June 5, 2017** and sent to:

Haissam Y. Salloum,
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Chatsworth, CA 91311
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The draft RAP is available for review electronically and at the Information Repositories listed on page 5.

DTSC will hold a public meeting on May 25, 2017 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.

Proposed Cleanup Plan (Final RAP)

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

Mitigation by Use of a Vapor Intrusion Mitigation System (VIMS) Beneath Future Buildings and Administrative Control by Use of Land Use Covenant to Restrict Use of the Property

A common VIMS for vapor containing VOCs is the installation of a chemically impermeable membrane designed as a barrier to mitigate the intrusion of vapor-phase VOCs into the building space. This type of membrane will be installed during the construction of new buildings. The membrane is installed below the concrete slab and sealed to the perimeter footings. Venting will be installed to vent vapor that may

accumulate beneath the membrane to the ambient air outside of the building.

Next Steps

DTSC will be overseeing installation of the vapor intrusion barriers. We are also working to determine the source of the TCE contamination off-site.

Community Involvement

DTSC is committed to keep engaging the community at all stages of this site remediation. 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.

NOTICE TO HEARING IMPAIRED INDIVIDUALS: TTY users may use the California Relay Service at 1-800-855-7100 or (711), ask for Cesar Campos at 818-717-6572.



Department of Toxic Substances Control

Where to Find Project Documents

DTSC encourages you to review the draft Final RAP 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
9800 Grape Street
Los Angeles, CA 90002
Mon. through Fri. 8:30 am – 5:00 pm

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

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

Who to Contact for More Information

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

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