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NOTICE OF 30-DAY PUBLIC COMMENT PERIOD FOR DRAFT REMOVAL ACTION WORKPLAN AND DRAFT NOTICE OF EXEMPTION FOR KB GARDENA BUILDING LLC SITE, OPERABLE UNIT-1, GARDENA

What Is Being Proposed?

A draft cleanup plan to remediate contaminated soil and soil vapor at the KB Gardena Building LLC site is available for public review and comment. The cleanup plan, called a draft Removal Action Workplan (RAW), Operable Unit (OU) 1, was developed for the four-acre site located at 13720 South Western Avenue, to address environmental soil impacts. The draft RAW describes in detail the proposal to excavate, remove and transport contaminated soil to a licensed disposal facility and the installation of a soil vapor extraction system to remove Volatile Organic Compounds (VOCs) from soil. Under the California Environmental Quality Act (CEQA), DTSC prepared a Notice of Exemption (NOE) for this project, as the proposed actions will not have an adverse environmental impact. To return the property to productive use, cleanup efforts were divided into two OUs. OU-1 addresses contaminated soil and soil vapor and OU-2 addresses contaminated groundwater which will be implemented in the near future.

The KB Gardena Building LLC property is occupied by a 121,000 square foot concrete warehouse which is divided into Bays 1 through 5. Each bay has been occupied by various unrelated tenants. Bays 1 and 2 are currently used for warehouse storage. Bays 3, 4 and 5 were historically used for manufacturing and metal finishing. Other bays were used for storage of finished products and raw materials. Manufacturing has not been performed at the site since 2006 and the site is currently vacant. Beginning in 2006, environmental investigations conducted to date indicate soil, soil vapor and indoor air in OU-1 is impacted with volatile organic compounds (VOCs) that are mostly chlorinated compounds that include tetrachloroethene (PCE), trichloroethene (TCE) dichloroethene (DCE) and vinyl chloride. Also, sediments in floor drains contain elevated levels of copper, lead and zinc. Our agency, the Department of Toxic Substances Control (DTSC) determined there are chemicals in soil and groundwater from past operations at the site that are above DTSC's protective standards. Therefore, DTSC requires an overall cleanup plan be developed and implemented to protect on-site workers and ensure long-term public health and safety.

Why This Notice and How You Can Participate

This notice provides the public an opportunity to learn more about the site and submit public comments on the draft RAW and draft CEQA NOE. The 30-day public comment period begins **May 16th**, and ends **June 15th, 2011**. **Public comments must be postmarked or e-mailed no later than June 15th, 2011, and sent to: Dr. Chand Sultana, DTSC Project Manager, 9211 Oakdale Avenue, Chatsworth, CA 91311-6520, E-mail: csultana@dtsc.ca.gov.** The draft RAW and draft NOE and other site related documents are available for public review at the Information Repositories listed below:

Masao W. Satow Library
14433 Crenshaw Boulevard
Gardena, CA 90249-3142
(310) 679-0638

Department of Toxic Substances Control
Regional Records Office
9211 Oakdale Avenue
Chatsworth, CA 91311-6520
(818) 717-6500 (Please call for an appointment if viewing documents at DTSC)

Note: If viewing documents at the Masao W. Satow Library, these documents will be available for public review during the 30-day public comment period and for an additional 30 days beyond only.

Who to Contact For More Information

For questions about the KB Gardena Building LLC site please contact Dr. Chand Sultana, DTSC Project Manager at (818) 717-6552 or Stacey Lear, DTSC Public Participation Specialist at (714) 484-5354 or toll free 1-888-877-5378. Notice to Hearing Impaired: You can obtain additional information by using the California State Relay Service at 1-888-877-5378 (TDD) or send a request to contact Stacey Lear at the number above regarding the KB Gardena Building LLC site.