

COMMUNITY UPDATE

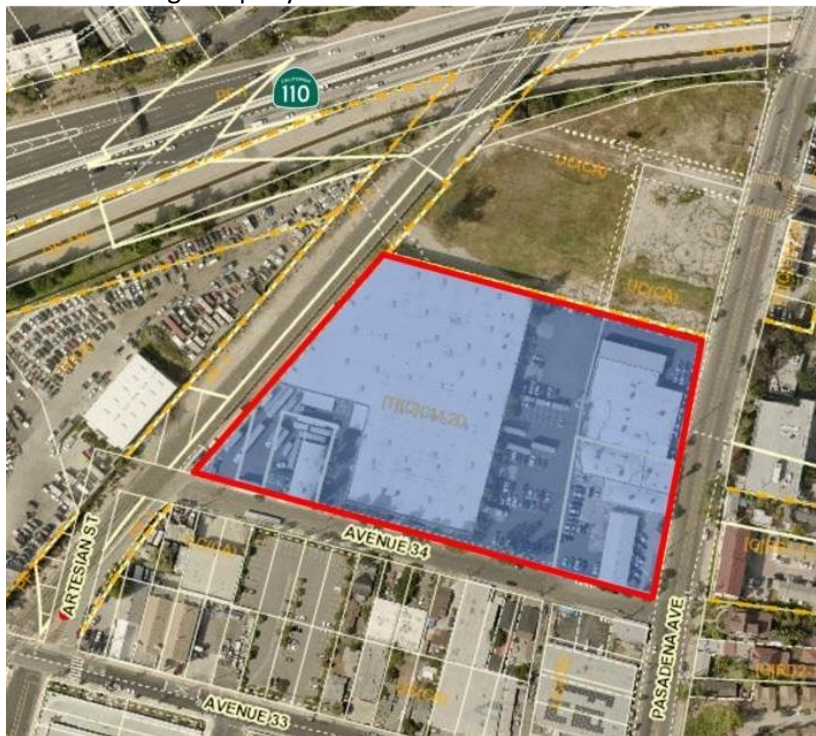
DTSC's Mission is to protect California's people, communities, and environment from toxic substances, to enhance economic vitality by restoring contaminated land, and to compel manufacturers to make safer consumer products.

Draft Removal Action Workplan for the Avenue 34 Project in Los Angeles, California

The Department of Toxic Substances Control (DTSC) invites you to review and comment on the draft Removal Action Workplan (RAW) for the Avenue 34 Project. The draft RAW is a proposed cleanup plan across four connected parcels located at 141 West Avenue 34, Los Angeles, CA 90031 (Site).

Site Background

The Site is in the Lincoln Heights neighborhood between the 110 freeway and Pasadena Avenue. It includes four parcels and is just over 5 acres. From the 1920's to 1977, Site uses included single family residences, a bakery, a sand and gravel company, a metal working shop, a machine shop, and an electronics manufacturing company.



135, 141 and 153 W Avenue 34 and 3401 and 3433 Pasadena Ave, Los Angeles

Environmental consultants for the Site owner, R Cap Avenue 34, LLC (R Cap), conducted environmental investigations in 2021. The results showed contamination under the surface because of historic operations at the Site. Chemicals found above levels considered safe for human health and the environment are known as Contaminants of Concern (COCs). The COCs found at this Site are volatile organic compounds (VOCs), metals, and petroleum products.

Access to the Site is restricted to authorized personnel. R Cap intends to develop the property into a mixed-use residential and retail development with affordable housing units.

Public Comment Period

November 10 to December 20, 2021

A public comment period is being held to receive comment on the draft RAW.

All comments must be **received** by:
December 20, 2021

Please submit all comments to:

Luis Garcia

Project Manager

9211 Oakdale Avenue

Chatsworth, CA 91311

luis.garcia@dtsc.ca.gov

A public meeting will be held via
Zoom

December 1, 2021 @ 6PM

Meeting ID:

845 3876 1340

Passcode: 123456

Join by phone: (669) 900-6833

Spanish and Chinese interpretation
provided



Hearing impaired individuals may use the California Relay Service at 711 or 800-735-2929 TTY/VCO/HCO to voice.



Why is Cleanup Necessary

VOCs are dangerous to human health when concentrated, such as within a building. VOCs can travel from an underground source up into a building above. This is known as vapor intrusion. Metals were found in shallow soil.

Site cleanup is needed to minimize human exposure to the contamination in shallow soil. The cleanup will also reduce potential threats of vapor intrusion into future buildings and the underlying groundwater.



EXPLANATION

- Proposed Vapor Monitoring Probe
- Proposed Vapor Extraction Well
- Groundwater Monitoring Well
- Proposed Remedial Excavation Area Showing Depth in Feet

Suggested Cleanup Option

The Environmental Consultant for R Cap prepared the draft RAW. It is used to evaluate cleanup options for contamination at the Site. Based on careful analysis, the proposed remedy is Option 3 – combining soil removal and with vapor extraction using SVE wells. Combining these measures provides the most extensive long-term protection of future indoor air while ensuring existing contamination is cleaned up and does not remain on the Site. The figure above shows the different cleanup methods being proposed.

Option 3 Cleanup Activities:

- remove about 24,800 cubic yards (1,388 truckloads) of impacted soil
 - soil sampled to ensure proper disposal at licensed facility
 - remaining soil sampled to confirm cleanup goals met

- install Soil Vapor Extraction (SVE) wells
 - vapor probes will be monitoredSVE wells are part of a vapor extraction system to remove the source of VOC contamination.

Long term groundwater sampling will monitor groundwater quality under the Site. Other protective measures may include a vapor intrusion mitigation system (VIMS) and land use restrictions. These will be determined after assessing the cleanup levels reached. A VIMS is a thick sheeting placed between the surface and the building foundation. It is designed to prevent the flow of VOCs into future buildings.

Site Safety

Access to the Site will remain restricted throughout cleanup and construction. All health and safety measures for cleanup work at the Site will be done based on a site-

Department of Toxic Substances Control

specific Health and Safety Plan (HASP). Air monitoring will be done at the property lines and vapor screening will be done during soil removal. Standard construction worker and community protection measures are proposed. The HASP will include triggers for upgrading worker and community health and safety protocols as necessary.

The California Environmental Quality Act (CEQA)

CEQA requires that the lead agency of a project to consider and disclose the environmental effects of its proposed actions before project approval. DTSC has determined that cleanup of the Site will not have an impact on the environment. DTSC will file a notice of determination with the State Clearinghouse.

Public Comment Period

The 40-day public comment period begins on November 10 and ends December 20, 2021. A comment form and return envelope are enclosed. Public comments must be emailed or postmarked by December 20, 2021, and sent to:

Luis Garcia, DTSC Project Manager
Chatsworth Regional Office
9211 Oakdale Avenue
Chatsworth, California 91311
E-mail: Luis.Garcia@dtsc.ca.gov

Public Meeting:

A public meeting will be held December 1, 2021 at 6PM via Zoom. Spanish translation will be available. If you need reasonable accommodation to participate please contact Jessica Swan – jessica.swan@dtsc.ca.gov or (818) 717-6568. To participate through the internet please join: Meeting ID: 845 3876 1340 Passcode: 123456
<https://dtsc-ca-gov.zoom.us/j/84538761340?pwd=dFluc0VvZmJlM2F2ZmltYjNHVnc4UT09>
To participate by phone dial: (669) 900-6833 and enter: 845 3876 1340

A copy of the draft RAW and other project documents are available for public review electronically at:
https://www.envirostor.dtsc.ca.gov/public/profile_report?global_id=60003112

Physical copies are available at:

DTSC – Chatsworth Regional Office 9211 Oakdale Avenue Chatsworth, CA 91311 (818) 717-6500 (by appointment only)	Lincoln Heights Branch Library 2530 Workman St Los Angeles, CA 90031 Open - Tuesday and Thursday 12PM-8PM, Wednesday 10:00AM-8PM, Friday and Saturday 9:30AM-5:30PM
---	---

Next Steps

DTSC encourages public participation in the decision-making process. We invite you to review and comment on the draft RAW available for a 30-day Public Comment Period. Documents are available for public review at the Information Repositories listed below.

Prior to issuing a final approval, DTSC will review and consider all public comments and make any necessary revisions to the draft RAW. Also, a Response to Comment document will be sent to commentor who provide their contact information.

If approved, R Cap would begin cleanup activities straight away.