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# **Community Relations Plan**

for

## **Jensen Drive Scrap**

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**Houston, Texas**

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**Austin, Texas**

**February 1999**

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FEBRUARY 1999

# **Jensen Drive Scrap State Superfund Site Houston, Texas**

## **Community Relations Plan**

Updated: February 1999

**COMMUNITY RELATIONS PLAN  
for  
REMEDIAL INVESTIGATION  
and  
FEASIBILITY STUDY**

**Jensen Drive Scrap State Superfund Site  
Houston, Harris County, Texas**

**February 1999**

**Office of Waste Management  
Remediation Division  
Texas Natural Resource Conservation Commission  
12100 Park 35 Circle  
Building D  
Austin, Texas 78753  
Telephone -- 1-800/633-9363  
(Within Texas calls only)**

**COMMUNITY RELATIONS PLAN  
for  
REMEDIAL INVESTIGATION  
AND  
FEASIBILITY STUDY**

**Jensen Drive Scrap State Superfund  
Site  
3603 Jensen Drive  
Houston, Harris County, Texas**

**February 1999**

**Inquiries relating to the Jensen Drive State Superfund Site should be directed  
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# Overview of Community Relations Plan

This community relations plan (CRP) identifies issues of community concern regarding the Jensen Drive Scrap state Superfund site, in Houston, Harris County, Texas. It also outlines the anticipated community relations activities to be conducted during each phase of the cleanup at the Jensen Drive Scrap site.

The Jensen Drive Scrap community relations plan has been prepared to aid the Texas Natural Resource Conservation Commission (TNRCC) in developing a community relations program tailored to the needs of the community affected by the Jensen Drive Scrap site. The TNRCC will conduct community relations activities to ensure that the local public has input to decisions and access to information about Superfund activities at the Jensen Drive Scrap site.

The information in this plan is based primarily on the Hazard Ranking System (HRS) package, and the Pre-Statement of Work for the Jensen Drive Scrap site. Other sources include the Texas Legislative Council's Legislative Reference Library, United States Postal Service, Texas Legislative Council Redistricting Division, U.S. Bureau of Census, the Texas State Directory and the Texas Almanac, as well as attendance figures from the various school districts, Harris County Appraisal District.

# Site Profile

## A. Site Location and Description:

The Jensen Drive Scrap site is located at 3603 Jensen Drive, within the city limits of Houston. Jensen Drive is west of and parallel to State Highway 59. The site is approximately two blocks south of the Cavalcade Street intersection. Within a mile radius, there are two federal Superfund sites, North Cavalcade and South Cavalcade, both former wood treating facilities. Another state Superfund site, Houston Scrap, a former lead recovery facility, at 3799 Jensen Drive, is about a half mile to the north.. The federal Superfund site, Many Diversified Interests (MDI), is a former lead recovery site about 2.8 miles away.

Map coordinates for the Jensen Drive Scrap site are Latitude 29°47'50"N and Longitude 95°20'30"W.

The site occupies 3.8 acres within a small industrial area that is bordered by a residential area, and is an inactive scrap salvage facility. For a period of time during the mid-1970s to the early 1980s, the operation reclaimed copper and iron from electric transformers. PCB-laden transformer oil from this operation was either burned or disposed of on site with neither treatment nor containment.

Surface water generally runs off the Jensen Drive Scrap site toward the northwest and southeast, where it eventually makes its way to Hunting Bayou. Hunting Bayou is within approximately 2,000 feet of the eastern boundary of the site.

### MEDIA AFFECTED:

Soil

### CONTAMINANTS:

PCB, Lead, Arsenic



## **B. Background and Operating History:**

All of the following is taken from the November 17, 1987 site assessment report authored by Ecology and Environment, Inc. (EEI):

Metal salvage operations at the Jensen Drive Scrap site date back to the 1950s. Gulf Iron and Metal Supply Company (Gulf Iron) owned by Mr. Kalman Garfinkel, conducted salvage at the site from 1975 to 1979.

One aspect of Gulf Iron's metal salvage operation was the reclaiming of copper and iron from electric transformers. As the transformers were broken down, residual PCB-laden oil from the transformers was dumped onto the ground or burned.

Mr. Garfinkel estimated 300,000 gallons of oil were disposed of in this manner at the Jensen Drive Scrap site. The oil was reported to have been dumped near the southwest boundary of the property.

In 1979, Mr. Garfinkel filed for Chapter 7 bankruptcy and the property went into foreclosure by Charter National Bank - Westheimer.

In 1981, Robert Wallace and Jack Hensley bought the property from Charter National Bank - Westheimer. Under their ownership, the site was again used for a metal salvage operation until 1986.

All operations at the site ceased in 1986.

On August 26, 1986, Mr. Bob Wallace (of Wallace and Hensley) contacted the Pesticides and Toxics Branch of the EPA in Dallas. Mr. Wallace stated that a former employee of Gulf Iron has come to him the previous week and informed him that PCB oil had been dumped at 3603 Jensen Drive, Houston.

The former employee of Gulf Iron also told Mr. Wallace that fresh dirt was spread over the site before it was sold to him (Wallace). Wallace requested that EPA sample his property for PCB contamination.

EPA provided Mr. Wallace with the name of a local laboratory that was capable of performing PCB analysis.

On September 4, 1986, Mr. Hensley (of Wallace and Hensley) contacted Daniel L. Crawford, an investigator for the Texas Water Commission (TWC) and informed him that transformer oil had been disposed of at the Jensen Drive Scrap site. During this phone conversation, Mr. Hensley requested an investigation of the Jensen Drive Scrap site by the TWC.

Starting on September 5, 1986, both the EPA and the TWC have conducted regulatory inspections and soil and water sampling.

The following, still taken from the EEI report, summarizes the investigations, inspections and actions that have occurred at the Jensen Drive Scrap site since 1986 with regard to soil and surface water contamination.

September 5, 1986, Daniel Crawford of TWC inspected the Jensen Drive Scrap site and took a soil sample from approximately 0 to 8 inches beneath ground surface, near the former dumping site. Mr. Crawford noted no stressed vegetation, staining or extraordinary conditions near the reported dumping site. However, the inspector did note that cleanup would be required near the hydraulic shack where oil-saturated soil was present. Also, at that time, a notice of violation (NOV) letter was issued concerning the oily soil near the hydraulic shack. No corrective action was taken because laboratory results were still pending.

November 6, 1986, a TWC report on the September 5 inspection and soil sample analysis indicated a PCB concentration of 187 parts per million (ppm) near the reported dumping site. In addition to the PCB, oil leaking from the on-site oil shack had saturated the ground. According to TWC, both of these contaminations pose an imminent threat of discharge from surface runoff and infiltration into the groundwater.

TWC then issued notices of violation against the former owner of the 3603 Jensen Drive property, Mr. Kalman Garfinkel:

Texas Water Code Chapter 26.121 Texas Administrative Code (TAC) - Section 335.4. PCB level of 187 parts per million from 0-8 inches in the soil. Ground is saturated with oil to a depth of 6 inches. Area groundwater is possibly being contaminated from the PCB leaching through the soil.

TAC Section 335.6. During the period 1975-1979, Mr. Garfinkel failed to notify the Executive Director of any PCB oil disposal activities.

TAC Section 335.71. During 1975-1979, Mr. Garfinkel failed to prepare and submit copies of an annual report listing the quantity of PCB oil disposed of at the facility.

October 29, 1986, Jensen Drive Scrap site was listed for enforcement action.

March 24, 1987, EPA completed a Hazardous Waste Site Inspection report.

March 27, 1987, Ecology and Environment, Inc. field investigation team (FIT) conducted a recon/site inspection. The FIT team recommended that a sampling inspection be done at the Jensen Drive Scrap site and at the property adjacent to the southwest boundary of the Jensen Drive Scrap site, which was owned by Jersey Village Bank of Houston.

July 22, 1987, the FIT conducted a site assessment, which included taking samples from both on site and off site of the Jensen Drive Scrap property. Four surface water samples and 32 soil samples were collected from one and three foot depths. These samples were analyzed for organics and inorganics. Four soil samples were collected from the adjacent property and analyzed for organics, inorganics, 2,3,7,8 tetrachlorodibenzo-p-dioxin, polychlorinated (tetra-octa) dibenzo-p-dioxins and polychlorinated (tetra-octa) dibenzo furans. Split samples were provided to Doug Roming, environmental specialist with Jones & Neuse, Inc. of Austin, Texas. Jones & Neuse was representing the owner of the adjacent property, Jersey Village Bank of Houston.

August 21, 1987, the FIT submitted the initial hazard ranking score (HRS-12.4) to EPA.

September 23, 1987, members of the EEI technical assistance team, William Clemons and Nona Hoppens, evaluated whether an immediate removal was necessary at the property adjacent to the Jensen Drive Scrap site. No sampling was done at this time because the FIT team had completed extensive sampling in July. No apparent off-site drainage paths and no obvious signs of surface contamination were reported.

September 28, 1987, the EEI technical assistance team submitted their assessment report for the adjacent property to the EPA.

November 17, 1987, the EEI technical assistance team submitted their assessment report for the Jensen Drive Scrap property to the EPA..

July 11, 1989, a memorandum from Ecology and Environment, Inc. to the EPA stated that waste generated by the FIT during sampling events had been stolen. Five drums were stolen with no evidence of the contents being emptied on site.

September 25, 1990, a legal notice was published in the *Texas Register*, describing the site, proposing the site to the state Superfund registry, and announcing that a public meeting to receive citizen comments would be held at the City of Houston 5<sup>th</sup> ward Multi-Service Center on October 30, 1990.

October 30, 1990, a public meeting was held at the City of Houston 5<sup>th</sup> Ward Multi-Service Center, 4014 Market Street to receive citizen comments on proposing the Jensen Drive Scrap site to the state Superfund registry

November 1993, the Texas Natural Resource Conservation Commission requested Intera/CJI to prepare a scope of work for a phase I remedial investigation at the Jensen Drive Scrap site.

December 5, 1994, remedial investigation / feasibility study started.

August 30, 1996, Intera submitted the final remedial investigation report. Soil samples analyzed by Intera showed PCB levels averaged 90 ppm down to 2 feet, and only 0.25 ppm from 2 to 4 feet.

December 9, 1996, site records repository moved from Carnegie Branch Library to Eva Alice McCrane Kashmere Garden Branch Library, which is closer to the Jensen Drive Scrap state Superfund site.

April 18, 1997, the final RI/FS report was approved, marking completion of the remedial investigation / feasibility study phase.

May 1997, based on the Intera remedial investigation report, Foster Wheeler Environmental of Houston concluded in its baseline human health risk assessment that chemicals other than arsenic, lead and PCBs would not be cumulatively toxic for workers in a normal industrial exposure scenario. As for groundwater, it was found to not be impacted above acceptable levels and - additionally - was not a complete pathway. Modeling indicated that PCBs present on-site would not reach the water table within 50 years.

June 27, 1997, a legal notice was published in the *Texas Register* announcing a public meeting August 27 to receive comments on a proposed remedial action, which was to be excavation of contaminated soil and consolidation on site in an engineered containment cell that would be covered by a cap.

June 29, 1997, a legal notice was published in the *Houston Chronicle* announcing a public meeting August 27 to receive comments on a proposed remedial action, which was to be excavation of contaminated soil and consolidation on site in an engineered containment cell that would be covered by a cap.

August 12, 1997, a public meeting was held at the Eva Alice McCrane Library, Kashmere Gardens Branch in Houston.

February 2, 1998, a unilateral order was signed for the site.

February 3, 1998, Roy F. Weston, Inc., environmental engineers, began work on the remedial design phase.

April 1998, presumptive remedial procedures submitted to the EPA for approval.

November 1998, a meeting was conducted on site with personnel from the EPA. The EPA asked TNRCC to submit a new conceptual design in accordance with the latest PCB regulations (June 1998)

December 1998, TNRCC sent a scope of work to Roy F. Weston, Inc., the consulting environmental engineering firm working on the remedial design.

# Community Profile

The Jensen Drive Scrap Superfund site is located about 3 miles north of midtown Houston, inside the I-610 Loop and within a small industrial / commercial area. Interstate 59 and a rail yard create east and west buffers between the site and the nearest residential areas, which are between a quarter and a half mile away. North and south barriers are Cavalcade Street and Collingsworth Street.

At the north edge of the site there is a truck and trailer body shop. To the south, there is an automobile salvage business. To the east of the site, across Jensen Drive, there is a truck and tractor mechanical service, a bank and Ross Elementary School. Four other schools are within a one mile radius of the site.

The City of Houston is governed by a mayor and a 14-member council. The city is divided into nine council districts, each represented by a specific council member. The five other members of the council are elected on an at-large basis. The Jensen Drive Scrap site is within District H, the specific area served by Councilman Felix Fraga.

At the county level, the site is in Harris County Precinct 1 served by Commissioner El Franco Lee.

At the state level, the Jensen Drive Scrap state Superfund site is in House District 142 served by State Representative Harold V. Dutton. State Senator Rodney Ellis' District 13 covers the site and the surrounding area.

The site is located close to the edge of the State Representative District 142, the U.S. Bureau of Census statistical block, the city council wards and the county Central Appraisal District quadrant dividers, meaning that demographic information would have to be extrapolated from two or more adjoining districts, with little assurance that the profile of near-site residents would be truly reflected. However, Houston ISD computer operators in the HISD demographics section, were able to identify specific population profiles within a focused one-mile radius of the site, making it easier to extrapolate education, income and real estate values that had become diffused when they were blended into each of the other areas mentioned earlier.

The Houston ISD population and economic figures, combined with a site visit, lend support to conclusions that there is a strong indication - albeit not a direct link - that those impacted population groups in the immediate area of the Jensen Drive Scrap state Superfund site are the source of lower education, economic, family and housing value numbers that show up in larger, regional databases.



The census figures for the Houston ISD sub-group show about an equal amount of the population (10.9 percent) to be in the 5 years old and under category and the over 65 age group (8.7 percent). Approximately 19 percent of the population of the sub-group is of school age.

And, while the average number of persons per household is consistent with the state average (2.8 percent vs 2.7 percent), the Jensen Drive Scrap area statistics tabulate almost twice the state average of single parent families. In the area, single parent families account for 41.5 percent of the families with children category.

It follows then, that nearly 57 percent of the homes are occupied by renters, nearly 50 percent greater than the state average.

With nearly 30 percent of the households with annual income less than \$10,000, the numbers show that 30.8 percent of the population is classified as living in poverty, with 37 percent receiving some sort of public assistance, either Social Security or public assistance. The Houston school district targeted analysis of the one-mile area shows a high number of students living in the area are eligible for subsidized meal programs (breakfast and/or lunch).

While school enrollment figures deviate only slightly from statewide averages, the area shows a nearly 50 percent above the norm in high school dropout rates, which also impacts the totals advanced education for the 25 and under population with less than 10 percent obtaining college degrees, compared to a statewide average of 20 percent.

As might be expected, unemployment among residents of the area closest to the industrial/commercial section of Jensen Drive is nearly double the state average.



# Community Involvement

There has been one community meeting regarding the Jensen Drive Scrap site since the initial meeting regarding the site's proposed listing on the state Registry held at the city's 5<sup>th</sup> Ward Multi-Service Center on October 30, 1990.

Interested citizens/potentially responsible party representatives attended a public meeting August 12, 1997, at the Kashmere Gardens Branch Library, 5411 Pardee St. to hear a report on the proposed cleanup alternative which was to be excavation of contaminated soil and consolidation on site in an engineered containment cell that would be covered by a cap.

There have been no other recorded inquiries by area residents or elected officials to the TNRCC regarding the Jensen Drive Scrap site.

# Specific Objectives of the Community Relations Program

## Responsibilities of Community Relations Liaison:

A.Maintain open communications between the Texas Natural Resource Conservation Commission, Harris County, City of Houston, state and federal officials and concerned citizens.

B.Continue to expand the mailing list to include additional agencies, organizations, and residents that are interested in the project.

C.Provide a central information contact from whom interested parties can receive information on site activities, project status, and study results.

D.Provide citizens, involved agencies, elected officials, and the media with accurate, timely information concerning the scope, progress, and findings of site-related activities by issuing press releases and conducting community meetings.

E.By telephone, written correspondence and attending public meetings, interested parties can make inquiries to ensure communication.

F.Brief field teams on community relations issues before performing on-site investigations.

G.Provide all information, especially technical findings, in a language that is understandable to the general public and in a form useful to interested citizens and elected officials through the preparation of fact sheets and news releases, when major findings become available during project phases.

H.Monitor community concerns and information requirements as the project progresses by monitoring the community response to news releases and community meetings.

I.Modify the community relations plan as changes in community attitudes and needs occur and maintain accuracy during different project phases.

# Community Relations Techniques

## A. Project status briefings for state and local officials-

To periodically inform, State and Local officials of project developments over the course of the program during the investigations, findings and as project developments occur.

## B. Project status briefings for community groups and concerned citizens (may include public meetings, if needed) -

To periodically inform the general community of significant project developments and findings; to respond to inquiries accordingly and incorporate local concerns into the decision making process as appropriate.

## C. Press releases/press conferences -

To periodically inform the general community of project status, i.e. significant changes or developments related to schedule, scope, and/or objectives.

## D. Project mailing list -

To provide the means through which press releases, project status reports and other significant communications can be distributed to concerned groups and individuals.

## Public consultations -

Conduct informal meetings (if needed) with residents. To provide an opportunity for affected residents to express any concerns and to make inquiries to insure effective two-way communication.

## Program document repositories -

To maintain easily accessible repositories through which the public may review project outputs. The public will be periodically informed of the availability of project documents and the location of repositories via techniques A thru D.

## Revise Community Relations Plan -

To reflect changes in site activities or local concerns.

# Elected Officials

## State

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# Program Document Repositories

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512/239-2920  
8:00 a.m. - 5:00 p.m. Monday-Friday

Eva Alice McCrane Kashmere Gardens Library  
5411 Pardee St  
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10:00 a.m. - 9:00 p.m. Tuesday  
10:00 a.m. - 6:00 p.m. Wednesday, Friday and Saturday

