

# School Revitalization

SUCCESS STORY, June 2006

## Site Facts

*Site Name:*

Radcliff Elementary School

*Location:*

Watsonville, Santa Cruz County

*Certification Date:*

March 2004

*Site Size:*

1.4 Acres

*Historical Uses:*

Lumber mill and Radcliff Adult School

*Contaminants of Concern:*

Lead

*Length of Cleanup:*

21 months

*Redeveloped Use:*

Elementary school

## Radcliff Elementary School

With growing demand for adequate school housing, Watsonville is revitalizing its highly-urbanized downtown area. The Radcliff Adult School, located in downtown Watsonville, was originally constructed in 1916 as an elementary school; the building is considered a historical building by the Pajaro Valley Historical Association because of its age and architectural significance. Although later operated as the Radcliff Adult School, the Pajaro Valley Unified School District determined the need to renovate the site and return it to its original use as an elementary school.

Renovation for the future Radcliff Elementary School was proposed for two adjacent parcels that comprise a 1.4-acre site. One parcel, owned by the City of Watsonville, has been used as a parking lot, while the second parcel, owned by the Pajaro Valley Unified School District (District), is the present location of Radcliff Adult School. Prior to renovation, elementary school-aged students in the community had been transported to a nearby elementary school. The renovation of Radcliff Adult School will allow 80 percent of the students in this neighborhood to walk to school.

In 2000, the District entered into a Voluntary Cleanup Agreement with DTSC to assess the parcels for possible environmental concerns. The Preliminary Environmental Assessment evaluated potential onsite and offsite contamination, identifying possible polyaromatic hydrocarbons and volatile organic compounds on the expansion site from a municipal coal and wood depot, as well as lead from lead-based paint. The District then placed the project on hold for two and a half years.

In December of 2003, the School District decided to move forward with development of the School and conducted supplemental site investigations to delineate the extent of contamination. On November 22, 2004, DTSC approved a Removal Action Workplan requiring the excavation and disposal of 1,600 cubic yards of lead-impacted soils to an approved disposal facility. After the District successfully completed all required cleanup activities, DTSC issued a "No Further Action" determination and certified the site in March of 2005. The District then began renovation and redevelopment of the Radcliff School, which will house 600 bilingual elementary school students.



State of California Department of Toxic Substances Control

