

School Revitalization

SUCCESS STORY, June 2006

Site Facts

Site Name:

Value Charter School

Location:

Los Angeles,
Los Angeles County

Certification Date:

January 2004

Site Size:

1 Acre

Historical Uses:

Laundromat, photo-processing facility, dental laboratory

Contaminants of Concern:

Silver

Length of Cleanup:

5 months

Redeveloped Use:

Charter School

Value Charter School

Prior to the 1960's, Wilshire Center was a wealthy commercial and residential district. In the late 1960's and early 1970's, as Los Angeles rapidly decentralized along newly constructed freeway corridors, Wilshire Boulevard and the areas surrounding it went into a lengthy decline in market value, opening the door for many businesses and families new to the area. In the aftermath of the 1992 Los Angeles riots, much of the business landscape and residential area was displaced, spawning a new population growth in the area. Following cleanup of a former Brownfields site, the new Value Charter School site will help reduce overcrowding at several nearby Los Angeles Unified School District schools.

This project site consisted of a single one-acre parcel, located at the edge of the historic "Koreatown" community, earlier developed with a single-story commercial building that has been vacant since 2001, and front and rear parking areas. The site was previously operated as a laundromat from 1929 to 1968, a photo-processing facility, and a dental laboratory from 1969 to 2001.

In June of 2003, the Department of Toxic Substances Control (DTSC) entered into an agreement with the Crossroads Trust School District (District) for oversight of the project for development and use as a privately-funded charter school. Previous investigations were compiled into a single Preliminary Environmental Assessment, and a new human health risk screening evaluation was prepared and submitted for DTSC review. Although the site was investigated for multiple chemicals, the only identified chemical of concern was silver, with maximum concentrations of 920 mg/kg found in four soil areas beneath the vacant commercial building's foundation. Based on the elevated concentrations of silver and the associated unacceptable level of health risk, DTSC determined that further action was required.

In September of 2003, the District entered into a Voluntary Cleanup Agreement with DTSC, after which DTSC oversaw and approved a Removal Action Workplan for the site. The DTSC-approved Removal Action Workplan was developed to meet cleanup goals that were protective of human health and the environment.

The cleanup plan resulted in the removal and offsite disposal of approximately 71 tons (48 cubic yards) of silver-contaminated soils in November of 2003. Soil excavation occurred in the interior of the commercial building, where soil wetting and dust control measures were taken to eliminate any threat of exposure to contaminated soils.

Results from confirmation sampling did not identify any further contaminated soil. Therefore, DTSC certified the site in January of 2004, following review and approval of the Removal Action Completion Report, which stated that all appropriate cleanup was completed, that all acceptable engineering practices (e.g. soil wetting/dust control, air monitoring) were implemented, and that no further silver-impacted soil removal was necessary. This cleanup cleared the way for renovation of the building and establishment of the new Value Charter School.



State of California Department of Toxic Substances Control

