

Laguna Nueva School



REMEDIAL INVESTIGATION

INTRODUCTION

The Department of Toxic Substances Control (DTSC), a department of the California Environmental Protection Agency (Cal/EPA) is overseeing environmental investigations at the Laguna Nueva Elementary School (LNE) site.

The purpose of this fact sheet is to provide a brief description of the site, explanation of the environmental investigations, results of the investigations and future activities that will be conducted at LNE.

LNE is one of twenty-eight schools operated by the Montebello Unified School District (District). The 14.7-acre property (Site) is located on the northeastern corner of the intersection of Gage and Garfield Avenues at 6360 South Garfield Avenue. The District plans to expand LNE into a larger school. The expansion will include the addition of 3 buildings for classrooms, an administrative building, a library, and a multi-purpose building. Future expansion will include the addition of an Adult Education building and a Head Start building for pre-schoolers. The expansion will incorporate the entire 14.7 acres. The expansion of LNE has been proposed in response to community needs and is specifically intended to relieve overcrowding at LNE and other District operated schools within the local area.

The District has completed environmental investigations on the Site with oversight from the DTSC. The investigation indicated that some contamination is present at 5 to 40 feet below ground surface in the northwestern corner of the Site. A Health Risk Assessment was conducted to evaluate whether contamination found at the Site poses a threat to students and staff. **The results of the Health Risk Assessment indicated that, based on current conditions, the contamination at the Site does not pose a threat to students and staff.**

Documents related to the Site are available for public review at locations listed at the end of this fact sheet

SITE HISTORY

A review of historical records indicated that industrial activities, which involved the use and handling of hazardous material, were conducted on the property from the early 1940s until mid 1980s.

A pit was used for disposal of construction debris in the northwestern section of the Site from 1943 until 1954. A salvage yard operated on the northeastern section of the Site from 1954 until 1963. A service station operated on the southwestern corner of the Site

*DTSC is one of six
Boards and
Departments within
the California
Environmental
Protection Agency.
The Department's
mission is to restore,
protect and enhance
the environment,
to ensure public health,
environmental
quality and
economic vitality,
by regulating
hazardous waste,
conducting and
overseeing
cleanups, and
developing
and promoting
pollution prevention.*

State of California



California
Environmental
Protection Agency



from 1958 until 1976. Several trucking companies and construction companies operated in the central portion of the Site from approximately 1953 to 1973. The southern section of the Site was historically unused until 1986 when Trammel Crow Company constructed a warehouse and three building pads, which were demolished in 1993.

In 1987, the District acquired the Site from the Trammel Crow Company. LNE was built on the northern section of the Site in 1992.

In 2000, the District initiated a Preliminary Environmental Assessment (PEA) of the Site. The PEA was conducted to evaluate the potential environmental impacts of historical operations, between April and July 2001. Based on the results of the PEA, a Supplemental Site Investigation (SSI) was conducted in April 2002.

ENVIRONMENTAL INVESTIGATIONS

During the PEA, 142 soil vapor samples and 165 soil samples were collected from 62 borings throughout the Site. The PEA sampling results indicated that high levels of metals, petroleum hydrocarbons and subsurface gas (methane and low levels of volatile organic compounds) are present in some areas of the Site at 5 to 40 feet below ground surface.

Based on the PEA results, DTSC requested the District to monitor the gases below the ground surface to ensure that the gases do not pose a risk to students and staff. Since July 2001, the District has been monitoring methane on a monthly basis and other gases on a quarterly basis. In addition, DTSC requested the District to conduct a SSI to define boundaries where contamination was detected during the PEA.

The results of the SSI indicated that metals (lead and arsenic), petroleum hydrocarbons, and methane are present at high levels between 5 and 40 feet below the ground surface in the northwestern section of the Site under LNE. Furthermore, the SSI confirmed that there is no

significant contamination in other sections of the Site.

A Health Risk Assessment was conducted as part of the PEA and updated with information collected during the SSI to evaluate whether contamination found at the Site poses a threat to school children and staff. **The results of the risk assessments indicated that, based on current conditions, the Site does not pose a threat to school students and staff.**

To address potential contact with contamination in the future, should current conditions change (for example: waste brought to the surface during grading and/or excavation for construction purposes), DTSC requested the District to prepare a Feasibility Study (FS). The FS will evaluate alternatives to remediate contamination at the Site.

FEASIBILITY STUDY

The FS is being prepared. The findings of the FS will assist the District in determining the process and timeline for addressing the contamination found at the Site. The FS will:

- Develop and define site-specific cleanup objectives and levels
- Identify possible cleanup methods to achieve desired clean-up objectives and
- Compare methods and analyze the alternatives that can best meet the desired cleanup objectives

WHAT HAPPENS NEXT?

After completion of the FS, a Draft Remedial Action Plan (RAP) will be developed if the District decides to continue the expansion at the Site. The Draft RAP will specify and describe the option selected for clean-up. The Draft RAP will be available for public review and comment. DTSC will consider public comments received before finalizing the RAP. Then, the

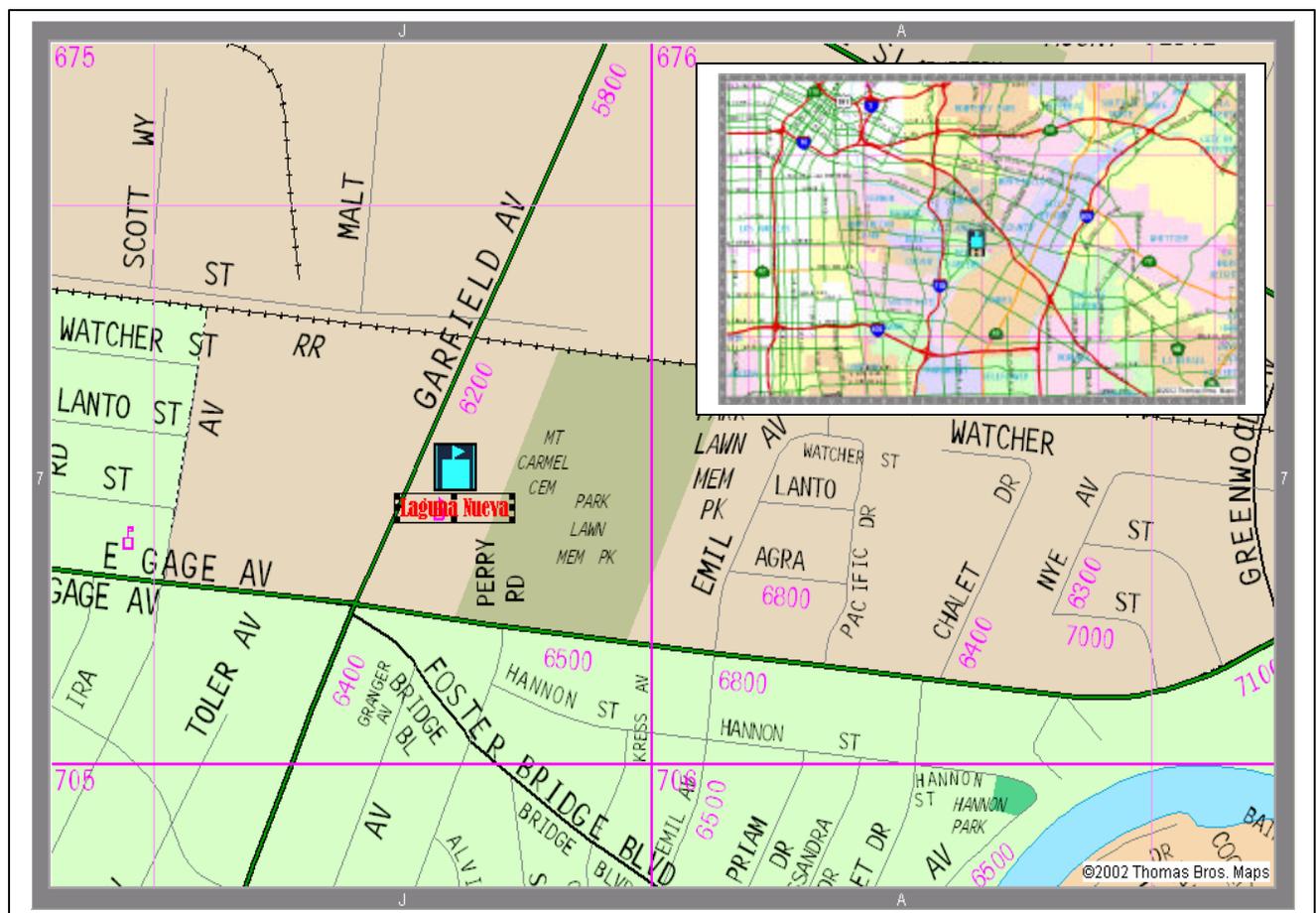
cleanup option selected in the RAP will be implemented if the District continues with the expansion.

COMMUNITY SURVEY

The DTSC encourages community members to participate in the decision-making process. As part of the community outreach, we have enclosed a brief community survey. **Please return the survey by December 2, 2002** in the envelope provided to let us know your concerns, questions and additional ideas for public outreach.

Due to this very short notice, we will accept comments by phone and incorporate them into a Public Participation Plan (PPP). Please contact Maya Akula at (818) 551-2917. We will also conduct a community assessment involving interviews with residents, elected officials and interested parties. Following completion of the community assessment, the PPP will be prepared and placed in the repositories listed in this fact sheet.

PROJECT LOCATION MAP



WHERE CAN I GET MORE INFORMATION?

DTSC Contact

If you would like more information about the environmental investigations at the Site, please call:

Shahir Haddad, DTSC Project Manager at (714) 484-5368

Maya Akula, DTSC Public Participation Specialist at (818) 551-2917.

Media Contact: Jeanne Garcia, DTSC Public Information Officer at (818) 551-2176

Montebello Unified School District Contact

If you have questions regarding the school construction or other school-related issues, contact: Pamela Johnson, Assistant Superintendent Facilities & Operations at (323) 887-3194

Information Repositories

Project documents are available for public review at the following locations:

Laguna Nueva School

6360 South Garfield Avenue

City of Commerce, CA

Phone: (562) 806-7812

Hours:

Monday–Friday 8:00am–2:00pm

Department of Toxic Substances Control, Regional Records Office

5796 Corporate Avenue

Cypress, CA 90630

Contact: Julie Johnson

Phone: (714) 484-5337

Hours: Monday-Friday 8:00am–5:00pm

City of Commerce, Central Library

5655 Jillson Street

Commerce, CA 90040

323-722-6660

Hours:

Tuesday–Thursday 10:00am-7:00pm

Friday 10:00am-6:00pm

Saturday 10:00am-5:00pm

Bell Gardens Library

7110 South Garfield Avenue

Bell Gardens, CA 90201

Phone: (562) 927-1309

Hours:

Tuesday–Thursday 10:00am-7:00pm

Friday 10:00am-6:00pm

Saturday 10:00am-5:00pm

Notice to Hearing Impaired Individuals

TDD users can obtain additional information about the Site by using the California State Relay Service at (1-888-877-5378) or by calling Maya Akula, DTSC Public Participation Specialist at (818) 551-2917.

Maya Akula, Public Participation Specialist
California Environmental Protection Agency
Department of Toxic Substances Control
1010 N. Grandview Avenue
Glendale, CA 91201-2205

Important Information on Laguna Nueva Elementary School
Información importante sobre la Escuela Primaria Laguna Nueva