



Department of
Toxic Substances
Control

*Preventing
environmental
damage from
hazardous waste,
and restoring
contaminated
sites for all
Californians.*



State of California



California
Environmental
Protection Agency

Fact Sheet, June 2007

The Draft Cleanup Plan For The New Podesta Ranch Elementary School Is Available For Your Review

A draft cleanup plan to remove soil containing lead and chlordane from the new Podesta Ranch Elementary Property is available for public review and comment. The draft plan, also known as a Removal Action Workplan (RAW) was submitted by the Lodi Unified School District (LUSD) for property located at 9925 Lower Sacramento Road, in Stockton (See map on page 4.)



Picture of Podesta Ranch Elementary School Property with Demolished Structures

The Department of Toxic Substances Control (DTSC) is a part of the California Environmental Protection Agency. DTSC oversees soil and groundwater investigations at proposed new or expanding school sites, and evaluates property for potential hazardous materials or contamination that may pose a risk to school children, the staff or faculty. If contamination is found, DTSC oversees the cleanup of the property.

Why Cleanup Is Necessary

There is no immediate health risk because the public is not exposed to the contaminated soil. However, because exposure to elevated levels of lead and chlordane contamination can cause adverse health effects, DTSC recommended that the school district prepare a cleanup plan to remove and dispose the contaminated soil to protect the future occupants, students and staff who will attend the new school. DTSC will oversee the clean up that will take place prior to construction of the new school and will ensure that it is performed in a manner that does not harm people or the environment.

Public Comment Period

We encourage you to review and comment on the draft RAW for the new Podesta Ranch Elementary School. DTSC will hold a 15-day public comment period beginning June 27, 2007 and ending on July 11, 2007. We will make a final decision after all public comment has been reviewed and considered. Please submit written comments by July 11, 2007 or by e-mail before the deadline date no later than 5 p.m. to:

Mr. Jose Luevano, DTSC Project Manager
8800 Cal Center Drive
Sacramento, CA 95826
or by e-mail to jluevano@dtsc.ca.gov



Site History and Background

The 11.7-acre parcel was used for agricultural farming and pastures from at least the 1950s through the mid-1990s. The structures on the property included a home, detached garage, barn, domestic well, and one pole-mounted transformer. Currently the site is fallow with no structures other than the foundation of the former residence.

Investigation Findings

Site investigations were conducted between December 2004 and March 2007. The lead in soil is likely due to weathering and leaching from the lead-based paint on the outside walls of the home and detached garage. It is likely that the chlordane remained in the soil after the pesticide was applied years ago to control termites at the residence. The total volume of impacted soil is estimated to be approximately 500 cubic yards.

Removal Action Workplan

The draft RAW evaluates cleanup alternatives and identifies DTSC recommended alternative for the proposed removal action that would prevent or reduce potential risks to public health and the environment. The draft RAW summarizes previous investigations and outlines available cleanup alternatives. Cleanup alternatives are screened and evaluated on the basis of their effectiveness, ability to be implemented and cost.

Proposed Cleanup Option

The following three Cleanup Options will be considered for this site:

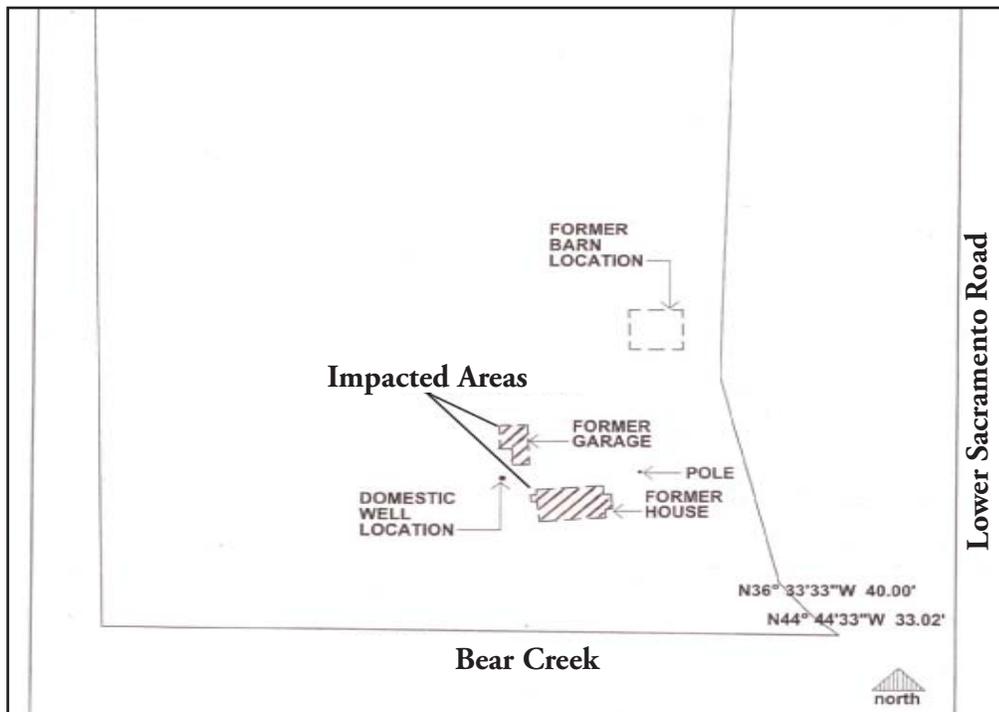
Alternative 1 – No Further Action

Alternative 2 - Treatment

Alternative 2 – Institutional Controls and Onsite Containment (Capping)

Alternative 3 – Removal and Off-Site Disposal

The draft RAW proposes removing up to three feet of soil from select areas of the property. The soils will be sent to a proper disposal facility and the excavated area filled with clean soil. Large equipment, such as excavators and backhoes, will be used to dig up and stockpile the contaminated soil. Stockpiled soil will be placed on heavy plastic sheeting on the property until loaded onto trucks. During the work, soil will be lightly sprayed with water from water trucks to reduce or prevent dust. Field work activities will take about one week.



Safety & Dust Control During Cleanup

The following actions will be implemented during this process to ensure public safety and minimize dust:

- Installing temporary fencing with windscreens for security and dust control
- Driving all vehicles at slow speeds while on the property
- Spraying of work areas with clean water to control dust
- Securing trucks with covers before they leave the site
- Truck tires entering and leaving the site will be brushed to remove soils and debris
- Monitoring the air at the site to ensure the amount of dust stays at safe levels

Truck Route

About 25 trucks will transport the contaminated soil to a State-licensed disposal facility. The trucks will be operated by a licensed hazardous waste trucking contractor and will travel Monday through Friday between the hours of 8 a.m. and 4 p.m.

Trucks exiting the property will:

- Exit onto Lower Sacramento Road and traveling north to Eight Mile Road;
- The trucks will then turn east on Eight Mile Road, then travel east about two miles to Highway 99; and
- The trucks will travel south on Highway 99 for about 18 miles, turn east on Mariposa Road for approximately 3 miles, turn south on Austin Road which leads to Forward Class III Landfill

California Environmental Quality Act - Notice of Exemption

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The draft NOE states that this removal action will not have significant impacts on the environment. The draft NOE is available for public review, along with other supporting documents.

Next Steps

If comments are received from the community on the activities proposed in the draft RAW, DTSC will prepare a "Response to Comments" at the completion of the public comment period. Anyone who submits comments regarding the proposed cleanup activities will receive a copy of the "Response to Comments." Additionally, a copy of the "Response to Comments" will be placed in the information repositories. The soil removal is expected to take place July 2007, and should take about one week. After the cleanup process is completed, LUSD will conduct soil testing to confirm cleanup goals have been reached and submit a Removal Action Completion Report to the DTSC for review and approval.

For More Information

Please contact any of the following individuals with any questions or concerns you may have regarding the Podesta Ranch property.

Questions regarding the draft RAW:

Mr. Jose Luevano, DTSC Project Manager, at (916) 255-3577 or e-mail Jluevano@dtsc.ca.gov.

Questions regarding the public participation process:

Ms. Kim Rhodes, DTSC Public Participation Specialist, toll-free 1 (866) 495-5651 or (916) 255-3651 or e-mail Krhodes1@dtsc.ca.gov.

Questions from the media:

Mr. Ron Baker, DTSC Public Information Supervisor, at (916) 255-3142 or e-mail Rbaker@dtsc.ca.gov.

Information Repositories

The draft RAW and other related documents may be viewed at the following locations:

Lodi Unified School District
Attn: Mr. Art Hand, Jr., Assistant Superintendent
1305 E. Vine Street
Lodi, California 95420
(209) 331-7223

Lodi Public Library
201 W. Locust Street
Lodi, California 95249
(209) 333-5566

Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826
File Room:
By appointment only (916) 255-3758

Notice to the Hearing Impaired Individuals

TDD users can use the California Relay Service at 1-888-877-5378, please ask to speak with Ms. Kim Rhodes at (916) 255-3651.

Anuncio

Si prefiere hablar con alguien en español acerca de esta informacion, favor de llamar a Jesus Cruz, Especialista en Participacion Publica del Departamento de Control de Substancias Toxicas. El numero de telefono es (916) 255-3315.

In addition, electronic versions of the documents related to the Podesta Ranch Elementary School Property is available on DTSC website - http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60000071. Click on the link for "Community Involvement".

Podesta Ranch Elementary School Property Location Map

