



Department of  
Toxic Substances  
Control

*The mission of the  
Department of Toxic  
Substances Control is  
to provide the  
highest level of safety,  
and to protect public  
health and the  
environment from  
toxic harm.*



State of California



Cal/EPA

Fact Sheet, November 2008

## Proposed South Region High School #12 Cleanup Plan Available for Public Review

A draft plan to clean soil contaminated with metals, volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), polychlorinated biphenyls (PCBs), and pesticides from the **proposed South Region High School #12 (Site)** is available for public review and comment. The draft plan, called a Remedial Action Plan (RAP) was submitted by the Los Angeles Unified School District (LAUSD) for the proposed school site located at 8800 South San Pedro Street in Los Angeles. *See map on page 4.*

### Why Cleanup Is Necessary

There is **no** immediate health risk because the public is not exposed to the contaminated soil and groundwater. Long-term exposure, however, to elevated levels of metals, VOCs, TPH, PCBs and pesticide contamination can cause adverse health effects. In order to protect the future occupants of the new school, the Department of Toxic Substances Control (DTSC) recommended that the school district prepare a cleanup plan to remove and dispose of the contaminated soil and cleanup groundwater. DTSC will oversee the cleanup 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.

### This Fact Sheet provides a brief summary of:

- Why Cleanup Is Necessary
- History and Operations at the Site
- Environmental Investigations and Results
- Proposed Cleanup Options
- Safety & Dust Control During Cleanup
- Proposed Transportation Route for Trucks
- California Environmental Quality Act
- Next Steps
- Where to Find the Documents
- Who to Contact for More Information

### COMMUNITY MEETING

**December 4, 2008, 6:00 PM**

**South Park Elementary School Auditorium, 8510 Towne Avenue, Los Angeles, CA 90003**

DTSC will host a community meeting to provide information on the draft RAP for the proposed South Region High School #12. DTSC invites you to attend this meeting to participate actively in the issues that affect the cleanup activities at the school site.

### PUBLIC COMMENT PERIOD

**November 20, 2008 – January 9, 2009**

The draft RAP and other related project documents for this school site are available for review and public comment at the locations listed on pages 3 and 4. We will make a final decision on the draft RAP after all public comments have been reviewed and considered. Please submit written comments in the enclosed postage paid envelope postmarked **by January 9, 2009**; or by email before the deadline date no later than 5 p.m. to:

Christina Fu, Public Participation Specialist  
9211 Oakdale Avenue, Chatsworth, CA 91311

[cfu@dtsc.ca.gov](mailto:cfu@dtsc.ca.gov)

**Meeting Accessibility:** For information on accessibility and to request reasonable accommodation, please call Ms. Christina Fu at (818) 717-6574 at least one week in advance of the Community Meeting.

*Si desea información en español, comuníquese con Jeanne Garcia al (818) 717-6573*



Lead occurs naturally in Southern California soils; however, lead is also used in various manufacturing processes and was used in paint until federal laws changed to restrict its use in 1978. The elevated levels found at the Site may have resulted from the use of lead-based paint on the buildings. The sources of the other chemicals found may have been the result of the various business operations that have occurred currently and/or historically on the Site.

### **History and Operations at the Site**

Historical uses at the Site include industrial, commercial, and residential properties. Currently, the Site is composed of 23 individual properties and is approximately 15 acres. Twenty-two properties have been developed into various light to heavy commercial and industrial facilities including a recycling center, a steel manufacturer, a machine shop, a towing company, a trucking school, a auto mechanics shop, a glass etching shop, a wrought iron shop, and parking lots or storage yards. The other property is a small portion of the Green Meadows Recreation Center which is proposed as the Joint Use Area. The proposed Site is bordered by 87<sup>th</sup> Place to the north, San Pedro Street to the west, Avalon Boulevard to the east, and the Green Meadows Recreation Center to the south.

### **Environmental Investigations and Results**

In compliance with State laws for proposed new school sites, LAUSD has conducted several environmental investigations since 2006 to determine if previous site activities posed a potential threat to future occupants of the Site. For purposes of the draft RAP, the site was divided into four areas – Area A, consisting of the city block between South San Pedro and South Crocker Streets; Area B (consisted of B1/B2), consisting of the city block between South Crocker and South Mettler Streets; Area C, consisting of the city block between South Mettler Street and Avalon Boulevard; and the Joint Use Area, consisting of the northern portion of the Green Meadows Recreation Center between South San Pedro Street, Avalon Boulevard, and East 88<sup>th</sup> Place.

The investigations found elevated levels of metals such as lead, arsenic, copper, and zinc; TPH; PCBs, pesticides and VOCs such as trichloroethylene (TCE) and perchloroethylene

(PCE) in the shallow and deep soil. Elevated levels of VOCs such as TCE and PCE were found in the soil gas. Elevated levels of VOCs such as TCE and PCE were also found in the groundwater. Based on the results and recommendations of the investigations, DTSC has determined that cleanup is required at 20 of the 23 properties. No further action was recommended for the Kelmark Tow property in Area A, the Landscape Waste Recycling property in Area B, and the Green Meadows Recreation Center Joint Use Area.

### **Proposed Cleanup Options**

The following remedial alternatives were evaluated in the draft RAP:

- Shallow Soil Alternative 1 – No Further Action
- Shallow Soil Alternative 2 – Containment through Surface Capping
- Shallow Soil Alternative 3 – Excavation and Off-Site Disposal (Traditional Method)
- Deep Soil Alternative 1 – No Further Action
- Deep Soil Alternative 2 – Deep Excavation and Off-Site Disposal (Traditional Method)
- Deep Soil Alternative 3 – Deep Excavation and Offsite Disposal of Hot Spots in Area B Deep Excavation and Off site Disposal Area C, In-Situ Soil Vapor Extraction and Treatment – Area B2, Soil Vapor Venting/Monitoring Wells (as a contingency) – Area B2 and Area C
- Deep Soil Alternative 4 – Deep Excavation by Large Diameter Auger and Offsite Disposal
- Deep Soil Alternative 5 – In-Situ Soil Vapor Extraction and Treatment (ISVE)– Area B2
- Deep Soil Alternative 6 – In-Situ Soil Mixing-Chemical Oxidation Treatment
- Groundwater Alternative 1 – No Further Action
- Groundwater Alternative 2 – Monitoring Natural Attenuation (MNA)
- Groundwater Alternative 3 – Pump and Treatment
- Groundwater Alternative 4 – In-Situ Chemical Oxidation (ISCO)

For shallow soil contamination, the draft RAP recommends Excavation and Offsite Disposal (Alternative 3) as the preferred remedial action

alternative. This alternative meets the threshold criteria of overall protection of human health and the environment, allows for a residential land use of the entire site and meets Applicable or Relevant and Appropriate Requirements (ARARs). It provides the greatest long-term effectiveness and permanence and meets all other evaluation criteria.

For deeper, VOC impacted soils, Alternative 3, Deep Excavation and Offsite Disposal of Hot Spots in Area B Deep Excavation and Off site Disposal Area C, In-Situ Soil Vapor Extraction and Treatment – Area B2, Soil Vapor Venting/Monitoring Wells (as a contingency) – Area B2 and Area C are recommended as the remedies for this Site. In-Situ Chemical Oxidation (ISCO) is the recommended remedy for groundwater beneath the Site.

### **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 and streets
- Spraying of work areas with clean water to control dust
- Securing trucks with covers before they leave the site
- Brushing truck tires entering and exiting the site to remove soil and debris
- Monitoring the air at the site to ensure the amount of dust stays at safe levels

### **Proposed Transportation Route for Trucks**

To keep dust exposures at a minimum, LAUSD plans on performing the cleanup activities between 8 a.m. to 5 p.m. Monday through Friday. Approximately 21,536 cubic yards (about 1,196 truckloads) of contaminated soil will be removed from the Site. To minimize potential impacts on the local neighborhood, trucks will enter the Site from San Pedro Street and will leave the Site by taking San Pedro Street heading north. The trucks will then turn left (west) onto Manchester Avenue, and then merge onto the Harbor Freeway (I-110) North to the state-approved Disposal Facility.

### **California Environmental Quality Act (CEQA)**

In compliance with California Environmental Quality Act (CEQA), DTSC has prepared a draft Initial Study (IS) and draft Negative Declaration for this project. The draft IS document states that the proposed cleanup will not have a negative effect on human health and the environment because of the relatively small amount of contaminated soil, short project duration, and the controlled manner in which the contaminated soils will be removed, loaded onto trucks and transported off-site for disposal.

### **Next Steps**

At the end of the Public Comment Period, DTSC will review, consider any public comments and make any necessary revisions to the draft RAP prior to final approval. Also, a Response to Comments document will be mailed to everyone who submits a comment and provides their name and address.

The soil removal will be conducted in overlapping phases and is expected to be completed within approximately three to four months of DTSC approval of the draft RAP. In-Situ remedial activities at the northern portion of Area B will take approximately six to 12 months to complete. Groundwater remediation is expected to take approximately seven months to complete.

After the cleanup process is completed, LAUSD will conduct follow up soil sampling to confirm cleanup goals have been achieved and submit a Removal Action Completion Report (RACR) to the DTSC for review and approval.

### **Where to Find the Documents**

The draft RAP and other related documents for the proposed South Region High School #12 site are available for review at the following locations:

#### **Ascot Branch Library**

Reference Desk  
120 West Florence Avenue  
Los Angeles, CA 90003  
Phone: (323) 759-4817  
Hours: Mon., Wed.: 10am-8pm  
Tue., Thu.: Noon-8pm; Fri., Sat.: 10am-6pm  
Sun. Closed

### Fremont High School

Main Office  
7676 South San Pedro St., LA, CA 90003  
Phone: (323) 565-1200

### South Park Elementary School

Main Office  
8510 Towne Avenue, Los Angeles, CA 90003  
Phone: (323) 753-4591

### Los Angeles Unified School District

Office of Environmental Health and Safety  
1055 W. 7<sup>th</sup> Street, 9<sup>th</sup> Floor, LA, CA 90017  
Contact: (213) 893-7460, Corey Jones for an appointment  
Hours: 8 a.m. – 5 p.m. Monday – Friday

Site documents are also available online at the LAUSD web site: [www.laschools.org/find-a-school](http://www.laschools.org/find-a-school)

### Department of Toxic Substances Control

Regional Records Office  
5796 Corporate Avenue, Cypress, CA 90630  
Contact: (714) 484-5337, Julie Johnson for an appointment  
Hours: 8 a.m. – 5 p.m. Monday – Friday

Site documents are also available at [www.envirostor.dtsc.ca.gov](http://www.envirostor.dtsc.ca.gov) for your review. A computer is available in the DTSC file room for your use.

### Who to Contact for More Information

If you have any questions about this Fact Sheet or the draft RAP, please contact:

Amit Pathak, DTSC Project Manager  
(714) 484-5468  
[apathak@dtsc.ca.gov](mailto:apathak@dtsc.ca.gov)

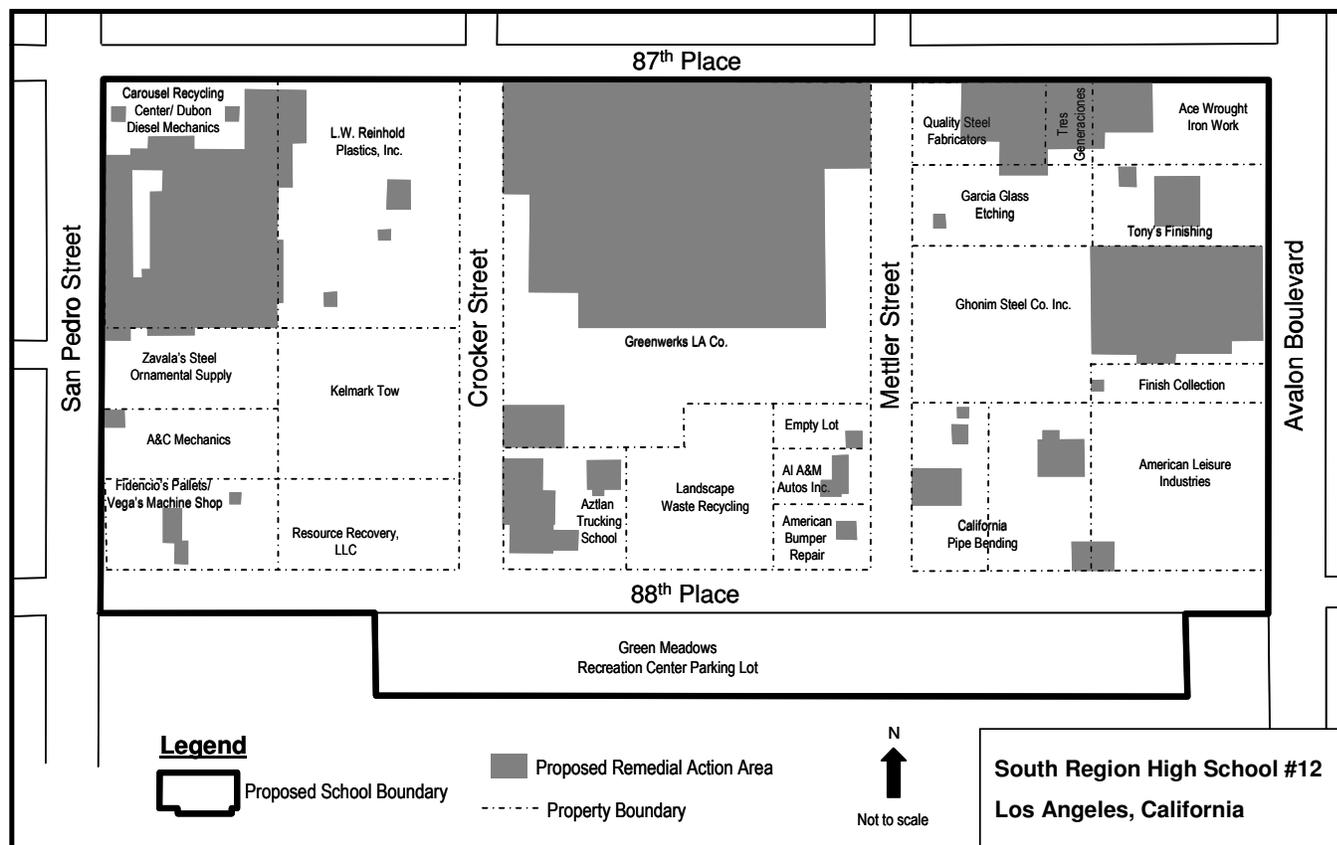
Christina Fu  
DTSC Public Participation Specialist  
(818) 717-6574  
[cfu@dtsc.ca.gov](mailto:cfu@dtsc.ca.gov)

### Media Inquiries:

Jeanne Garcia  
DTSC Public Information Officer  
(818) 717-6573  
[jgarcial@dtsc.ca.gov](mailto:jgarcial@dtsc.ca.gov)

### Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at 1 (888) 877-5378 (TDD). Ask them to contact Ms. Christina Fu at (818) 717-6572 regarding the project.



DTSC is 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.



Department of Toxic Substances Control

**COMMENT FORM AND MAILING COUPON**

SOUTH REGION HIGH SCHOOL #12  
LOS ANGELES, CALIFORNIA

You may use this sheet to:

- **send us your comments**
- **be added to or taken off the mailing list**

If you use this form to send us your comments, please include your name and address. All written comments must be postmarked no later than **January 9, 2009**. Please send this form to:

**Christina Fu, Public Participation Specialist**  
**Department of Toxic Substances Control, 9211 Oakdale Avenue, Chatsworth, CA 91311**

You may also email this same information to: [cfu@dtsc.ca.gov](mailto:cfu@dtsc.ca.gov)

Please take me off the mailing list

Please add me to the mailing list

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Affiliation (if any): \_\_\_\_\_

Phone number (optional): \_\_\_\_\_

Comments: (If you need more space, please feel free to use another sheet of paper)

---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---



---

*Our mailing lists and your comments are considered public records and, if requested, may be subject to release.*