

Fact Sheet, July 2009

Proposed Valley Region Elementary School #13 Cleanup Plan Available for Review

A draft plan to clean up soil gases and soil from the **proposed Valley Region Elementary School #13 (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 Site located at 8150 North Cedros Avenue in the Panorama City community of Los Angeles, California to the Department of Toxic Substances Control (DTSC). *See Site map on page 5.*

The 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.

This Fact Sheet provides a brief summary of:

- Why Cleanup Is Necessary
- History and Operations at the Site
- Environmental Investigations
- 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

OPEN HOUSE

July 21, 2009, 6:00 – 8:00 PM

Cal Burke High School Auditorium

14630 Lanark Street, Panorama City, CA 91402

DTSC invites you to attend this community open house to participate actively in the issues that affect the cleanup activities at the proposed school site.

PUBLIC COMMENT PERIOD

July 13, 2009 – August 13, 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 page 3. The DTSC 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 August 13, 2009**; or by email before the deadline date no later than 5 p.m. to:

Christina Fu, Public Participation Specialist

5796 Corporate Avenue, Cypress, CA 90630

cfu@dtsc.ca.gov

Meeting Accessibility: For information on accessibility and to request reasonable accommodation, please call Ms. Christina Fu at (714) 484-5488 at least one week in advance of the Community Meeting.

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



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



Why Cleanup Is Necessary

There is no immediate health risk because the public is not exposed to the contaminated soil, since the contaminants are located underground beneath concrete, asphalt, or landscape. Long-term exposure, however, to elevated levels of these contaminants can cause adverse health effects. In order to protect the future occupants of the new school, DTSC recommended that the school district prepare a cleanup plan to remove and dispose of the contaminated soil. 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.

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. Concentrations of gasoline hydrocarbons were detected in the soil matrix and benzene in the soil vapor along the east side of the Site appear to be originating from an off-site former underground storage tank area at an adjacent property.

History and Operations at the Site

The proposed Site is bordered by Titus St. to the north, Cedros Ave. to the west, Lanark St. to the south, and industrial/commercial properties to the east. Historically the Site has included industrial, commercial, and residential properties. Currently, the Site is composed of 14 individual parcels and is approximately 5.46 acres. Nine parcels along Cedros Ave. have been developed as single-family residences. Businesses currently on Lanark St. include a plating shop, a kickboxing gym, a used printer cartridge/toner warehouse, a printing/graphics business, an auto restoration shop, a boat maintenance shop, and commercial offices for a security firm. Additionally, the Harry Horn Plaza industrial/commercial park on Titus St. currently has 28 tenants. Tenants have included current and former printing shops, a former machine shop, and a former paint warehouse.

Environmental Investigations

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. The investigations found elevated levels of metals, organochlorine pesticides (OCPs), polychlorinated biphenyls (PCBs) which are a group of chemicals used in electrical transformers and hydraulic fluids, polycyclic aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPHs) in the soil. Elevated levels of volatile organic compounds (VOCs) such as a cleaning solvent called trichloroethene (TCE) were found in the soil gas. TCE is a liquid that can seep down into the soil, and also turn to vapor (soil gas), which may cause health problems if inhaled as soil gas in high concentrations over many years. Based on the results and recommendations of the investigations, DTSC has determined that cleanup is required at 13 of the 14 parcels. No further action was recommended for 8154 Cedros Ave., 14662 Titus St., 14664 Titus St., 14668 Titus St., and 14607 Titus St.

For the purpose of environmental investigations and Site cleanup, the Site was divided into three operable units or areas of investigation:

- Operable Unit 1 (OU1) – Consists of several areas of shallow soil containing elevated concentrations of metals, PAHs, PCBs, OCPs, and TPH. OU1 includes all residential properties along Cedros Ave. (except 8154 Cedros Ave.) as well as commercial properties located at 14661-14663 Lanark St., 14649 Lanark St., and 14666 Titus St.
- Operable Unit 2 (OU2) – Consists of one area of soil with elevated concentrations of TPH in the gasoline range. The impacted soil is located at the northeast corner of the boat maintenance shop at 14649 Lanark St.
- Operable Unit 3 (OU3) – Consists of three sections with concentrations of VOCs in soil vapor. Area 1 includes one plume of tetrachloroethylene (PCE) and benzene which is located beneath the Harry Horn Plaza at 14666 Titus St. and one plume of trichloroethene beneath the car restoration shop at 14649 Lanark St. Area 2 comprises a localized benzene soil vapor plume beneath the boat maintenance shop at 14649 Lanark St.

Area 3 is a smaller area of PCE-impacted soil vapor under the plating shop at 14661 Lanark St.

Proposed Cleanup Options

We evaluated various cleanup options to determine which will be the best choice based on effectiveness, implementability, and cost. The effectiveness of a clean up option is largely based on the level of protection of human health and the environment that it provides. The following cleanup options were considered in the draft RAP:

- Alternative 1 – No Further Action
- Alternative 2 – Soil Removal (OU1) and In-Situ Soil Vapor Extraction (OU2 and OU3)
- Alternative 3 – Soil Removal (OU1 and OU2) and Ex-Situ Soil Vapor Extraction (OU3 – Option A)
- Alternative 4 – Soil Removal (OU1 and OU2) and Ex-Situ Soil Vapor Extraction (OU3 – Option B)

The draft RAP recommends Soil Removal (OU1 and OU2) and Ex-Situ Soil Vapor Extraction (OU3 – Option A) (Alternative 3), which is an off-site extraction, as the preferred remedial action alternative. This alternative provides 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.

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 7 a.m. to 6 p.m. Monday through Friday. Approximately 40,374 cubic yards (about 3,028 truckloads) of contaminated soil will potentially be removed from the Site. To minimize potential impacts on the local neighborhood, trucks will enter the Site from Lanark St. and/or Titus St. and exit the Site by taking either Lanark St. or Titus St. heading east. The trucks will then turn left (north) onto Van Nuys Blvd., left (west) onto Nordhoff St., and then merge onto the San Diego Freeway (I-405) North to travel to a state-approved Disposal Facility.

California Environmental Quality Act (CEQA)

In compliance with 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 significant effect on the environment due to 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 two to three months of DTSC approval of the draft RAP. Ex-Situ cleanup activities within OU3 will take approximately six 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 to the DTSC for review and approval

Where to Find the Documents

The draft RAP and other related documents for the proposed Valley Region Elementary School #13 site are available for review at the following locations:

Panorama City Library

Reference Desk
14345 Roscoe Boulevard
Panorama City, CA 91402
Phone: (818) 894-4071
Hours: Mon. & Wed.: 10am-8pm
Tue. & Thu.: Noon-8pm
Fri. & Sat.: 10am-6pm; Sun.: Closed

Noble Elementary School

Main Office
8329 Noble Ave.
North Hills, CA 91343
Phone: (818) 892-1151

Panorama City Elementary School

Main Office
8600 Kester Ave.
Panorama City, CA 91402
Phone: (818) 895-4230

Los Angeles Unified School District

Office of Environmental Health and Safety
1055 W. 7th St., 9th Floor
Los Angeles, CA 90017
Contact: (213) 893-7421, Joe Sevreaan for an appt.
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

Department of Toxic Substances Control

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

Site documents are also available at 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

Christina Fu
DTSC Public Participation Specialist
(714) 484-5488 or Toll-Free
(866) 495-5651
cfu@dtsc.ca.gov

Media Inquiries:

Jeanne Garcia
DTSC Public Information Officer
(818) 717-6573
jgarcia1@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 (714) 484-5488 regarding the project.

Proposed Valley Region Elementary School #13

