

COMMUNITY Notice

The mission of DTSC is to protect California's people and environment from harmful effects of toxic substances through the restoration of contaminated resources, enforcement, regulation and pollution prevention.

Draft Removal Action Plan at New Roads School Property, Santa Monica.

A draft plan to address soil contaminated with metals left over from historic Site Activities by prior Site occupants at the New Roads School (School) located in Santa Monica, California is available for public review and comment. The draft plan, called a draft Removal Action Workplan (draft RAW), was submitted by the School under a Voluntary Cleanup Agreement signed with the Department of Toxic Substances Control (DTSC). The Site is approximately 2.6 acres in size and is bordered on the west by Berkeley Avenue, Olympic Blvd. to the South, Nebraska Avenue to the north and Franklin Avenue and office buildings to the east. The Site consists of three parcels. The focus of the RAW is on two parcels, D and E, approximately 1.8 acres in area, located in the central and northern portion of the Site. The southern portion of the Site, identified as Parcel F was previously evaluated and was found to not be impacted from metals contaminated soil. Parcel F received approval from DTSC in July 2011.

Why Removal Action Is Necessary

Based on the data collected from previous investigations, subsurface soil within the boundaries of Parcels D and E are impacted with metals across a majority of the Site. However, hardscape, structures, or at least 2-feet of clean soil in landscaped areas currently prevent exposure to impacted soils. Based on these current site conditions, the chemicals of concern (COCs) at Parcels D and E do not present a significant risk and no action would be required as long as the current or similar site conditions remain in place. While there is no immediate health risk because the public is not exposed to the contaminated soil, the DTSC recommended that the School prepare a draft RAW to ensure the integrity of current site conditions, DTSC will oversee the activities that will take place and will ensure that it is performed in a manner that protects public health and the environment.



Public Comment Period June 6 through July 6, 2012

The draft RAW and other project related documents for this site are available for public review and comment at the locations listed on page 3. We (DTSC) will make a final decision after all public comments have been reviewed and considered

Please submit written comments postmarked or received by email on July 6, 2012 to:

Ivy Osornio, Project Manager
5796 Corporate Avenue
Cypress, California 90603
iosornio@dtsc.ca.gov
714-484-5433

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

History and Operations at the Site

The northern portion of the Site was utilized as agricultural land as early as 1928 to at least 1949. By 1950, the northern portion of the Site appeared to be undeveloped land, and by 1962, it appeared to be a parking lot.

Clay mining activities appeared to have occurred on the central and southern portions of the Site as early as 1928. By 1938 to at least 1941, backfilling activities were evident on the central and southern portions of the Site, but by 1947 this portion of the Site appeared to be undeveloped.

The southern portion of the Site was occupied by two (2) structures by 1951. A 1955 building permit indicated the use of the buildings as engineering offices, and the lessee was recorded as Propulsion Research Corporation. By 1965 the structures were indicated as being vacant, and by 1986 the Site was indicated as being occupied by a private school and a commercial structure.

By 1952, the central portion of the Site appeared to be occupied by an unpaved driveway and parking lot. In 1965, the central portion of the Site was indicated as an equipment storage yard.

Environmental Investigations

In compliance with State laws, several phases of environmental investigations have been conducted at the Site. Elevated concentrations of metals were found in the soil just below ground surface (bgs) to approximately 45 feet in the central portion of the Site. As a result of the environmental investigations, DTSC recommended that

an action plan be developed to address the soil impacted with metals.

Proposed Removal Action Options

The following removal action options have been considered for this Site:

Alternative 1 - No Action

Alternative 2 - No Excavation and Land Use Covenant

Alternative 3 - Excavation, Offsite Disposal, and Onsite Containment (Capping)

Recommended Option

Based on careful analysis of the options, Alternative 2, No Excavation and Land Use Covenant is recommended at this time because there are no current development plans for the Site and there is no immediate health risk because the public is not exposed to the contaminated soil.

If Alternative 2 is approved, the School will exercise a Land Use Covenant (LUC) along with a Soil Management Plan. The Land Use Covenant and Soil Management Plan will make sure that future activities at the site will be conducted in a manner that mitigates any potential exposure to the public.

California Environmental Quality Act

In compliance with the California Environmental Quality Act (CEQA), DTSC has prepared a draft Notice of Exemption (NOE) for this project. The NOE states that the proposed action will not have a significant negative effect on human health and the environment.



Next Steps

At the close of the public comment period, DTSC will review and consider public comments and make any necessary revisions to the draft RAW prior to final approval. Also, a Response to Comments document will be mailed to everyone who makes a comment and provides their name and address. Following execution of the LUC and the soil management plan a Removal Action Completion Report will be prepared and submitted to DTSC for review and approval.

Where to Find Project Documents

DTSC encourages you to review the draft RAW, NOE, and other site-related documents which are available at the information repositories listed below:

New Roads School
3131 Olympic Blvd
Santa Monica, CA 90404
Phone: (310) 828-5582
Monday through Friday: 10 a.m. -5 p.m.
Saturday & Sunday: Closed

Department of Toxic Substances Control
Regional Records Office
5796 Corporate Avenue
Cypress, CA 90603
(714) 484-5337
Mon. – Fri. 8 a.m. – 5 p.m.

Copies of key technical reports, fact sheets and other site-related information are also available online at DTSC's website: www.envirostor.dtsc.ca.gov.

All documents made available to the public by the DTSC can be made available in an alternate format

(i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with state and federal law. Please contact Tim Chauvel listed below for assistance.

Who to Contact for More Information

For more information about the draft cleanup plan or to be added to the site mailing list please contact the following DTSC representatives:

Ivy Osornio
DTSC Project Manager
5796 Corporate Avenue
Cypress, CA 90603
(714) 484-5433
Iosornio@dtsc.ca.gov

Tim Chauvel
DTSC Public Participation Specialist
5796 Corporate Avenue
Cypress, CA 90603
(714) 484-5487
tchauvel@dtsc.ca.gov

For media related inquiries, please contact:
Jeanne Garcia,
DTSC Public Information Officer
9211 Oakdale Avenue
Chatsworth, CA 91311
(818) 717-6573
JGarcia1@dtsc.ca.gov

