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California Environmental Protection Agency
Department of Toxic Substances Control
1011 North Grandview Avenue
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INSIDE: Information on Proposed
Orthopaedic Hospital Magnet High
School Site

For More Information

If you have questions regarding the DTSC investigation or the proposed removal action please contact:

Treva Miller, DTSC Public Participation Specialist, at (818) 551-2846
Shawna Chambers, DTSC Project Manager, (818) 551-2845
Jeanne Garcia, Media Contact, (818) 551-2176

Si desea información en español, comuníquese con:
Eloy Florez, Especialista en Participación Pública de el DTSC, al
(818) 551-2875

LAUSD Contact:
Khaled Abu-Zeid, CDM Project Manager,
LAUSD Office of Environmental Health and Safety, (818) 702-0933

Si desea información en español, comuníquese con la:
Sra. Melissa Stafford, Oficina de Alcance a la Comunidad del
LAUSD (LAUSD Community Outreach Office), al (213) 633-8981 o
por correo electrónico: mstaffor@laschools.org.

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

Exposition Park Regional Library
3665 S. Vermont Avenue
Los Angeles, CA 90007
Phone: (323) 732-0169
Hours: Monday- Thursday 10:00 AM–8:00 PM
Friday, Saturday 10:00 AM–6:00 PM
Sunday 1:00 PM–5:00 PM

Department of Toxic Substances Control
Regional Records Office
1011 N. Grandview Avenue
Glendale, CA 91201
Contact: Jone Barrio
Phone: (818) 551-2886
Hours: Monday-Friday 8:00 AM–5:00 PM

LAUSD Office of Environmental Health and Safety
355 S. Grand Avenue, 6th Floor
Los Angeles, CA 90071
Contact: Tom Davis
Phone: (213) 633-8258
Hours: Monday-Friday 8:00 AM–4:30 PM

LAUSD Office of Communications
450 North Grand Avenue Room H-174
Los Angeles, CA 90012-2123
Contact: Susie Solano
Phone: (213) 625-6766
Hours: Monday-Friday 8:00 AM-5:00 PM

Fact Sheet
November 2001



Orthopaedic Hospital Magnet High School Site

Proposed Removal Action

It is DTSC's mission 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



Introduction

The Los Angeles Unified School District (LAUSD) conducted an environmental investigation known as a Preliminary Endangerment Assessment (PEA) at the Orthopaedic Hospital Magnet High School Project Site (the "Orthopaedic Site"). The PEA was conducted under the oversight of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) to determine if any harmful hazardous substances are present on the proposed school site that pose a threat to public health or the environment.

The proposed school site is located between the intersections of South Grand Avenue and West Adams Boulevard and South Grand Avenue and West 23rd Street in the City of Los Angeles, California, adjacent to the existing Orthopaedic Hospital parking lot.

The Orthopaedic Site investigation conducted during the PEA process detected lead and polyaromatic hydrocarbons (PAHs) in shallow soil samples at concentrations that exceed human health risk standards. DTSC concurred with the PEA recommendations that further site investigation activities and a removal action were necessary to eliminate the risk posed by these hazardous substances. Once the contaminated soil is removed, the potential risk associated with these compounds will be eliminated and the site will be considered safe.

The URS Corporation, on behalf of LAUSD, has prepared a **draft Removal Action Workplan (RAW)** for the proposed focused site investigation and cleanup of the contaminated soil in response to the PEA findings. The purpose of this fact sheet is to inform the community of the investigation results and to provide the opportunity to comment on the RAW during the 30-day public comment period starting November 20, 2001.

Site Description

The Orthopaedic site is composed of 12 contiguous properties totaling approximately 4.15 acres. Buildings are present on nine of the 12 properties. The existing structures on the site will be demolished and development of the school will include the construction of classrooms, school facilities, administrative offices, parking lots for faculty and staff, and an access driveway for the Orthopaedic Hospital. The proposed Orthopaedic Magnet High School site will be designed to accommodate students from grades 9 through 12 and will consist of two new buildings and approximately 26 classrooms.

Public Comment Period

Announcing a 30-day public review and comment period on the draft Removal Action Workplan (RAW) for the Orthopaedic Hospital Magnet High School Project. The DTSC encourages you to take an active interest in the issues affecting the removal of hazardous substances at this school site. The comment period is from:

November 20 to December 19, 2001

The complete RAW report and other related project documents are available at the local Information Repositories listed at the end of this fact sheet.

Site Investigation

The environmental investigation of the site occurred in two phases. The initial phase included PEA site assessment activities, consisting of soil gas and soil sampling, conducted between November 2000 and May 2001. In addition, historical information was evaluated, and a health risk evaluation was conducted. A PEA Report was prepared in May 2001. The second phase of activities included two additional soil-sampling studies to further evaluate the extent of soil contamination reported in the PEA Report. These two additional sampling studies were conducted between July and August 2001.

Investigation Findings

The PEA investigation detected elevated levels of lead and PAHs in shallow soil samples collected from three isolated areas at the site around three soil boring locations. As a result, the PEA report recommended that a limited removal action was required before a "No Further Action" determination could be provided.

Based on the information developed during the investigation, DTSC concurred with the removal action recommendation for three isolated areas on the site. No further actions were recommended for the remainder of the site. The removal action for lead and PAH-impacted soil will be completed in conjunction with site demolition and site construction preparation activities.

The estimated soil volume from the three isolated site areas with elevated lead and/or PAHs is approximately 174 cubic yards. The impacted soil generally exists no deeper than 4.5 feet below ground surface.

Removal Action Workp Plan (RAW) Scope

The draft RAW, prepared in September 2001, identifies and screens possible removal action alternatives. Removal action alternatives were screened and evaluated on the basis of their effectiveness, feasibility, and cost. Screening of several cleanup techniques using these criteria was conducted to select removal actions for further evaluation. Based on this screening, three possible alternatives were selected for further evaluation:

Alternative 1 – No Action

Alternative 2 – Excavation and Offsite Recycling through Asphalt Incorporation

Alternative 3 – Excavation and Offsite Disposal

Based on the removal action selection process, Alternative 3, Excavation and Offsite Disposal, has been selected as the preferred cleanup alternative. This alternative was selected because it was determined to be the most protective of human health and the environment, easily implemented, and cost effective.

Proposed Removal Action Activities

The soil removal action will begin after the onsite facilities are located and some or all of the buildings are demolished by LAUSD. Prior to any excavation, the site will be secured using temporary fencing to reduce the potential for unauthorized personnel to enter the excavation area. Conventional construction equipment, such as a front-end loader equipped with a backhoe, will be used to excavate the soil and stockpile the soil for evaluation prior to loading the soil into transport trucks. It is anticipated that approximately 13 transport truckloads will be needed to haul the contaminated soil from around the three boring holes where contaminated soil was detected at the site. Truck traffic will be scheduled during daytime hours.

The soil will be excavated, to the extent possible, in a manner that reduces the potential to generate dust. The soil will be stockpiled, evaluated, and then loaded into transport trucks. The soil will then be transported to an approved disposal facility.

Air quality monitoring will be conducted during excavation and soil handling activities to measure for potential emissions. In addition, airborne dust monitoring will be conducted to verify and document dust control effectiveness.

When the excavation work is complete, confirmation sampling will be conducted to verify that the contaminated soil has been removed. Once this verification has been approved, it is anticipated that the excavated area will be backfilled and compacted with certified clean material consistent with school construction specifications.

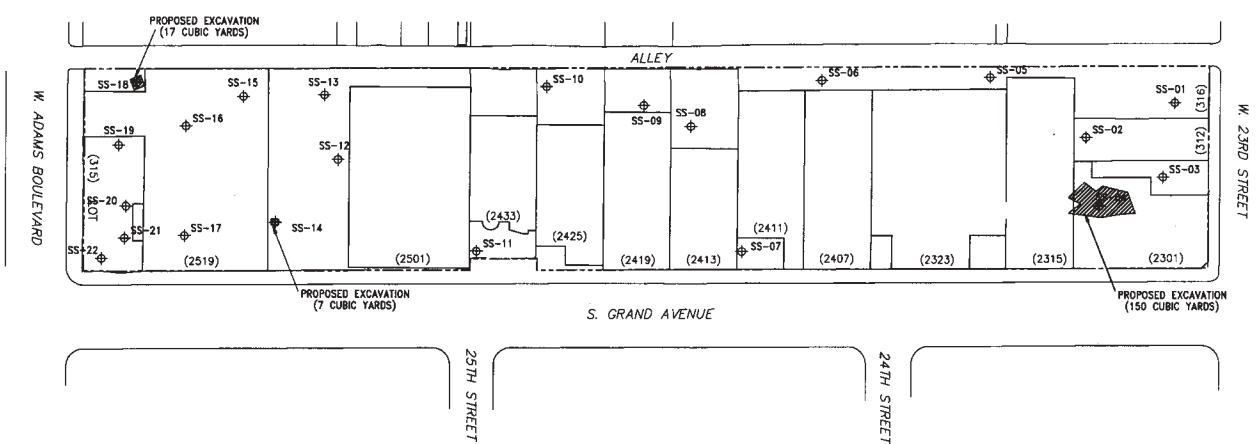
Notice of Exemption

DTSC has prepared a Notice of Exemption (NOE) for this project pursuant to the California Environmental Quality Act (CEQA). This project is considered exempt since DTSC has found no evidence that the cleanup will have a significant negative effect on the environment.

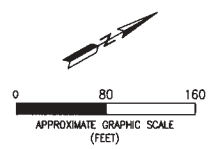
What Happens Next?

Prior to making a final decision on the proposed Orthopaedic Magnet High School Site Draft Removal Action Workplan, DTSC will receive comments during the **30-day public comment period**, which ends December 19, 2001. Comments may be submitted in writing to: *Ms. Shawna Chambers, Project Manager, Department of Toxic Substances Control, 1011 North Grandview Avenue, Glendale, California 91201*. Comments must be postmarked by December 19, 2001.

After the public comment period, DTSC will evaluate all of the submitted comments. If the RAW is approved, the removal action will be conducted, including soil excavation, transportation, confirmation soil sampling and analysis, and site restoration. The removal action will last approximately four weeks.



- LEGEND:**
- INDICATES APPROXIMATE LOCATION OF SITE BOUNDARY
 - INDICATES APPROXIMATE LOCATION OF EXISTING BUILDING
 - (2519) INDICATES STREET ADDRESS NUMBER OF EXISTING FACILITY
 - ⊕ INDICATES APPROXIMATE LOCATION OF INITIAL PEA SOIL BORING
 - ▨ INDICATES PROPOSED EXCAVATION BOUNDARY



PROPOSED EXCAVATION BOUNDARY PROPOSED ORTHOPAEDIC HOSPITAL MAGNET HS SITE LOS ANGELES UNIFIED SCHOOL DISTRICT			
	CHECKED BY:	DATE: 11-15-01	FIG. NO:
	PM: KVS	PROJ. NO: 57-09970042.2X	3