



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



California
Environmental
Protection Agency

Fact Sheet, February 2011

Cleanup Plan for Contaminated Soil at 9th Street Span School Redevelopment Available For Public Review

A draft plan, called a Removal Action Workplan (RAW), to clean up soil contaminated with lead, polycyclic aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH) and to clean up soil gas contaminated with volatile organic compounds (VOCs) at the proposed **Central Region 9th Street K-8 Span School Redevelopment** (the Site) is open for public review and comment. The site is located at 820 Towne Avenue and 824 East 8th Street in Los Angeles, California. The California Department of Toxic Substances Control (DTSC) will oversee the soil removal to ensure it is done in accordance with State laws.

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

Why Cleanup Is Necessary

There is **no immediate health risk** because the public is not exposed, nor were former students or staff exposed, since the contaminants are underground beneath concrete, asphalt, or landscaping. However, because exposure to elevated levels of these contaminants can cause adverse health effects, DTSC recommended that a plan be prepared to clean up the contamination to protect the future users of the property. DTSC will oversee the cleanup process to ensure that it is performed in a way that does not harm people or the environment.

PUBLIC COMMENT PERIOD

February 4, 2011 to March 7, 2011

The draft RAW and other related project documents for this site are available for review and public comment at the locations listed on page 3. We will make a final decision after all public comment has been reviewed and considered. Please submit written comments in the enclosed postage paid envelope postmarked **by March 7, 2011**; or by email before the deadline date no later than 5 p.m. to:

Jeanne Matsumoto, Public Participation Specialist

5796 Corporate Avenue, Cypress, CA 90630

jmatsumo@dtsc.ca.gov

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



History and Operations at site

The 3.23-acre Site is bordered by East 8th Street to the northeast, Towne Avenue to the northwest, East 9th Street to the southwest, and Stanford Avenue to the southeast in the downtown area of Los Angeles. The LAUSD proposes to construct a kindergarten through 8th grade (K-8) span school on the Site.

The Site consists of the former 9th Street Elementary School and its 0.11-acre parking lot on the west side of Towne Avenue. The Site also includes an adjacent 0.37 acre parcel in the northeast corner that is currently occupied by a commercial hardware store and its parking lot.

The LAUSD has owned the former school portion of the Site since the early 1900s. The hardware store was built in the 1980s. A gasoline service station reportedly operated in this area of the Site from the 1930s to the 1970s.

Environmental Investigations

Several site investigations have been conducted since 2009. To expedite the process, the Site was split into two investigation areas. Area A includes the former school and its parking lot. Area B is made up of the commercial hardware store property (*see figure on page 4*).

Area A

In the parking lot, elevated lead concentrations were found in two locations. Approximately 44.4 cubic yards of soil will be removed from this parcel. The source of this lead is believed to be lead-based paint used in the past on the exterior of buildings.

As part of an SSI conducted in the southern portion of the former school, elevated levels of PAHs and TPH were found in three locations. Elevated levels of lead were also found at two of these locations. Approximately 323 cubic yards of soil will be removed from the three locations. The source of these contaminants is believed to be an historic coal bin area and coal burn area from a former school building that was demolished in the 1930s. The historic coal bin area was discovered during the current school demolition process in November 2010. An approximate 2,000-gallon capacity underground storage tank (UST) was also identified in this area. The UST will be removed during the RAW. It assumed that approximately 50 cubic yards of soil will also be removed along with the UST.

In the northwestern portion of the former school, elevated levels of VOCs (benzene, ethylbenzene, and PCE) were found in soil gas in two locations. Approximately 600 cubic yards of soil will be removed. The source of these contaminants is believed to be from an automotive shop formerly on-site that used USTs to store oil, waste oil, and gasoline.

Area B

A geophysical survey located four metallic subsurface anomalies in the commercial hardware store parking lot, in the area of the former gasoline service station. In addition, during review of historical maps, a former automobile wash rack and an oil/gas storage area were identified beneath what is now the hardware store building. These locations will be dug up, and if any USTs are located, they will be removed. It is also assumed that up to 50 cubic yards of soil will be removed from each of these two locations.

Based on the results of the investigations, DTSC has determined that further action in the form of a Removal Action Workplan is required to clean up the impacted soil and soil gas in Area A, and to uncover the areas identified in Area B.

Proposed Cleanup Options

The following four cleanup options were considered for this Site:

Alternative 1 – No Action

Alternative 2 – Treatment (several technologies)

Alternative 3 – Institutional Controls and On-site Containment (Capping)

Alternative 4 – Excavation and Off-site Disposal

Based on careful analysis, Alternative 4, Excavation and Offsite Disposal is recommended because it is protective of human health and the environment, is permanent, and has a reasonable cost. If this alternative is approved, an estimated 1,120 cubic yards (1,680 tons) of contaminated soil will be removed from Area A. In addition, the identified locations in Area B will be dug up, identified, and removed if necessary. After completion, the excavated areas will be graded or backfilled with clean imported soil.

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
- Stockpiled soil will be placed on plastic sheeting and covered with tarps
- Securing trucks with covers before they leave the site
- Truck tires entering and exiting 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

Proposed Transportation Route for Trucks

Following approval, about 51 truckloads will be used to remove the contaminated soil from the Site. To minimize potential impacts on the neighborhood, trucks will exit the site by traveling onto Towne Avenue. Trucks will then travel to either the 110 Freeway (CA-110) north or the 60 Freeway (CA-60) east. The soil will be lawfully transported to a State-approved disposal facility.

California Environmental Quality Act

The DTSC has prepared a Responsible Agency Checklist (Checklist) and an Addendum based on the Final Environmental Impact Report dated August 31, 2010 and prepared by LAUSD. The Checklist and Addendum states that the proposed cleanup will not have a significant negative impact on the human health and the environment because of the defined amount of contaminated soil to be removed, the removal's short duration, and the controlled manner in which the contaminated soils will be removed, loaded onto trucks and taken away to an approved/permitted off-site facility for lawful disposal/treatment.

Next Steps

At the close of the public comment period, DTSC will review and consider all public comments and make any necessary revisions to the draft RAW prior to final approval. A Response to Comments document will be mailed to anyone who makes a comment and provides their name and address.

The excavation in Area A is expected to begin in early April 2011. The fieldwork is expected to take approximately three to four weeks to complete. After the soil is excavated, LAUSD will conduct confirmation soil sampling to verify cleanup goals have been met. The uncovering of

the subsurface anomalies, the former wash rack, and the oil/gas areas in Area B will likely take place in late 2011, after LAUSD acquires the hardware store property. Following removal action of each area, LAUSD will submit a Removal Action Completion Report for Area A and Area B to the DTSC for review and approval.

Where to Find the Documents

The draft RAW and other related documents for the Central Region 9th Street K-8 Span School Redevelopment are available for review at the following locations:

Little Tokyo Branch Library

Reference Section
203 S. Los Angeles St., Los Angeles, CA 90012
Phone: (213) 612-0525

Plasencia Elementary School

Main Office
1321 Cortez Street, Los Angeles, CA 90026
Phone: (213) 250-7450

Para Los Niños Middle School

Main Office
1617 East 7th Street, Los Angeles, CA 90021
Phone: (213) 239-9821

Department of Toxic Substances Control

Regional Records Office
5796 Corporate Avenue, Cypress, CA 90630
Contact: Angela O. Garcia
Phone: (714) 484-5490
Hours: 8 a.m. – 5 p.m. Monday – Friday

Site documents are also available at
www.envirostor.dtsc.ca.gov/public

All documents made available to the public by the DTSC can be made available in alternate format (i.e. Braille, large print, etc.) or in another language as appropriate, in accordance with State and Federal law. Please contact Jeanne Matsumoto for assistance.

Who to Contact for Information

If you have any questions about the project or cleanup activities, please contact:

Angela O. Garcia, DTSC Project Manager
(714) 484-5490; agarcia@dtsc.ca.gov

Jeanne Matsumoto
DTSC Public Participation Specialist
(714) 484-5338 or toll free:
1-866-495-5651, press option 4, then 6
jmatsumo@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 Jeanne Matsumoto at (714) 484-5338 regarding the Central Region 9th Street K-8 Span School Redevelopment project.

**Central Region 9th Street K-8 Span School Redevelopment Project
Proposed Soil Removal Areas**

