



**Department of  
Toxic Substances  
Control**

*Preventing  
environmental  
damage from  
hazardous waste,  
and restoring  
contaminated  
sites for all  
Californians.*



**State of California**



**California  
Environmental  
Protection Agency**

## Fact Sheet, June 2008

# Cleanup Plan for the Proposed Central Region High School #16 Available for Review

A draft plan to cleanup contaminated soil at the Central Region High School #16 site is open for public review and comment. Volatile organic compounds (VOCs), metals, organochlorinated pesticides (OCPs), polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs), total petroleum hydrocarbons (TPH), lead were found in the soil, and methane and VOCs found in the soil gas are above levels of concern. The draft plan, called a Remedial Action Plan, or RAP, was submitted by the Los Angeles Unified School District (LAUSD). The site is on 13.24 acres and is composed of 28 individual parcels of mixed residential and commercial use. It is located at the northwest corner of 54<sup>th</sup> Street and Avalon Boulevard in Los Angeles.

### Why Cleanup is Necessary

There is **no** immediate health risk because the public is not exposed to the contaminated soil. However, because exposure to elevated levels of VOCs, metals, OCPs, PAHs, SVOCs, TPH, lead, and methane contamination could cause adverse health effects, the Department of Toxic Substances Control (DTSC) recommended the school district prepare a cleanup plan that ensures that students and staff are not exposed to the contaminated soil. DTSC will oversee the removal action and will make certain 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
- Environmental Investigations
- History and Operations at the Site
- 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 Information

### OPEN HOUSE ANNOUNCEMENT

**July 10, 2008, 6 p.m. - 8 p.m.**

**49th Street Elementary School Auditorium, 750 49th Street, Los Angeles, CA 90011**

DTSC will host an open house to provide information on the draft RAP for the Central Region High School #16 Site. DTSC invites you attend this open house to participate in the issues that affect the cleanup activities at the school site.

### PUBLIC COMMENT PERIOD

**June 26, 2008 to July 28, 2008**

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. 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 July 28, 2008**; 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](mailto:jmatsumo@dtsc.ca.gov)

**Meeting Accessibility:** For information on accessibility and to request reasonable accommodation, please call Jeanne Matsumoto at (714) 484-5338 at least one week in advance of the Open House.

*Si desea información en español, comuníquese con Juan Osornio al (714) 484-5498*



## Environmental Investigations

Site investigations have been conducted since 2005. The investigations found elevated levels of VOCs, metals, OCPs, PAHs, SVOCs, TPH, and lead in the soil and methane and VOCs in the soil gas. Lead occurs naturally in soils. However, lead is also used in various manufacturing processes and was used in paint until federal laws were changed to restrict its use in 1978. The elevated levels found are believed to have resulted from the use of lead-based paint on the buildings.

The soil chemicals of concern appear to be associated with the locations of historical light-industrial activities. These activities could have resulted in potential releases from clarifiers or other accidental spills and releases. Concentrations of VOCs, SVOCs, and TPH are also located in soils in the vicinity of a potential underground storage tank (UST) and the metal-lined pit in the southeast corner of the site.

The methane was detected below the swap meet and is believed to be the result of organic matter or decay found in the soil below the building. VOC impacts to soil vapor appear to be associated with chemical releases from the potential UST and/or metal-lined pit in the southeast section of the site. Additional VOC impacts are associated with methane and TPH identified below the swap meet building.

## History and Operations at the Site

For the purposes of investigations, the site was divided into four areas. The history and prior operations of each area includes:

**Area A** is located on the southwestern portion of the proposed school site. It is bordered by East 54<sup>th</sup> Street, San Pedro Street, and East 53<sup>rd</sup> Street. The Dorothy V. Johnson Opportunity School has been located here since 1995. A vacant lot is adjacent to the east side of the school. Prior uses include train car repairs, an incinerator, printing, appliance repair, wood working, paint spray booths, cabinet and cardboard manufacturing, lacquer and hazardous flammable material storage.

**Area B** is located in the southeastern portion of the site. It is bordered by East 54<sup>th</sup> Street, Avalon Boulevard, and East 53<sup>rd</sup> Street. It is occupied by an indoor swap meet, a market, and a used car sales business. Prior uses in this area include train car and truck repairs, a blacksmith shop, print shop, carpentry shop, cotton plant, mattress and spring manufacturing, steel manufacturing and rolling mill, painting and paint storage, textile dying and painting, aluminum product

manufacturing (including melting and casting), other metal manufacturing, furniture manufacturing, clarifier use, and hazardous materials storage of paint, solvents, and waste.

**Area C** is located in the northeastern portion of the school site. It is bordered by East 53<sup>rd</sup> Street, Avalon Boulevard, East 52<sup>nd</sup> Street, and an alley to the west that separates this area from Area D. Since 1900, it has been occupied by a mix of commercial and residential buildings. Previous commercial properties include an auto sales business, washing machine repair, laundry, and a clothing manufacturer.

**Area D** is located in the northern portion of the school site. It was developed for residential use in the early 1900s. This area is bordered by East 53<sup>rd</sup> Street, Towne Avenue, East 52<sup>nd</sup> Street, and an alley to the east that separates the area from Area C.

## Proposed Cleanup Options

For the soil impacted with VOCs, metals, OCPs, PAHs, SVOCs, and TPH, the following four cleanup options were considered for this site:

Alternative 1 – No Action

Alternative 2 – Treatment

Alternative 3 – Institution Controls and On-Site Containment (Capping)

Alternative 4 – Excavation and Off-Site Disposal

For the methane and VOC soil vapor underlying the site, the remedial action alternatives considered are:

Alternative 1 – No Action

Alternative 2 – Institutional Controls and On-Site Containment (Capping)

Alternative 3 – Soil Vapor Extraction

Based on careful analysis of the options, Alternative 4 – Excavation and Offsite Disposal is recommended for the contaminants in the soil and Alternative 3 – Soil Vapor Extraction is recommended for the impacted soil vapor. These alternatives protect human health and the environment, are permanent and have a reasonable cost.

## Proposed Plan

If the preferred alternatives are selected, the contaminated soil will be removed using a backhoe, bulldozer, tracked excavator, shovels or other types of earth moving equipment, as necessary. The soil will either be temporarily stockpiled or loaded directly onto trucks for off-site disposal at a licensed facility. Cleanup will require the contaminated soil to be removed to a maximum depth of 30 feet. About 19,227 cubic yards (28,840 tons) of soil will be removed.

Remedial actions include removal of the potential UST and metal-lined pit in the southeast section of Area B and the excavation and disposal of the PCE- and TPH-impacted soils to a depth of 25 feet below ground surface. Soil impacted with SVOC and TPH below the swap meet building and inside the storage building in Area B will be properly disposed. Soil Vapor Extraction will be conducted for the PCE/TCE plume in Area B of the site. All lead and/or OCPs in Areas B, C, and D will be removed and disposed properly.

### **Safety & Dust Control during Cleanup**

The following actions will be implemented during the 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
- Securing trucks with covers before they leave the site
- Monitoring the air at the site to ensure the amounts of dust and vapors stay at safe levels

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

About 1,110 truckloads will be used to remove the contaminated soil from the site. Excavation will be conducted between 7:00 a.m. to 7:00 p.m. Monday through Saturday. Trucks will enter and exit the site from Avalon Boulevard. To minimize potential impacts on the local neighborhood, trucks will leave the site by taking Avalon Boulevard south, turn right on East 54<sup>th</sup> Street, turn right on South Grand Avenue, and enter the I-110 freeway north. The soil will be transported to a State-approved disposal facility. This cleanup process is expected to take about eight months to complete. This includes soil removal, transportation, confirmation soil sampling and analysis, and soil vapor extraction.

### **California Environmental Quality Act**

In compliance with CEQA, DTSC has prepared a draft Initial Study and a draft Negative Declaration for this project. The Initial Study states that the proposed cleanup will not have a significant negative effect on human health and the environment because of the defined amount of contaminated soil to be removed, and the controlled way in which the contaminated soils will be dug out, loaded onto trucks and taken away to an approved/permitted facility for lawful disposal.

### **Next Steps**

At the close of the Public Comment Period, DTSC will review and 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 anyone who makes a comment and provides their name and address. The soil removal is expected to begin in July 2008. After the cleanup process is completed, LAUSD will conduct soil testing to confirm cleanup goals have been reached and submit a Remedial Action Completion Report to DTSC for review and approval.

### **Where to Find Site Documents**

The Draft RAP and other related documents for the proposed Central Region High School #16 site are available at the following locations:

#### **Junipero Serra Branch Library**

Reference Desk

4607 South Main Street, Los Angeles, CA 90037

Phone: (323) 234-1685

Hours: 10 a.m. – 8 p.m. Monday, Wednesday

12 p.m. – 8 p.m. Tuesday, Thursday

10 a.m. – 6 p.m. Friday, Saturday

#### **49<sup>th</sup> Street Elementary School**

Main Office

750 East 49<sup>th</sup> Street, Los Angeles, CA 90011

Phone: (323) 234-9045

Hours: 7 a.m. – 2 p.m. Monday – Friday

#### **Johnson Opportunity High School**

Main Office

333 East 54<sup>th</sup> Street, Los Angeles, CA 90011

Phone: (323) 233-2049

Hours: 8 a.m. – 4:30 p.m. Monday – Friday

#### **Department of Toxic Substances Control**

Regional Records Office

5796 Corporate Avenue

Cypress, CA 90630

Contact: Julie Johnson, (714) 484-5337

Hours: 8 a.m. – 5 p.m. Monday – Friday

#### **Los Angeles Unified School District**

Office of Environmental Health and Safety

1055 W. 7<sup>th</sup> St., 9<sup>th</sup> Floor

Los Angeles, CA 90017

Contact: David Wright, (213) 972-3991

Hours: 8 a.m. – 5 p.m. Monday – Friday

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

## Who to Contact for Information

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

Jeanne Matsumoto  
DTSC Public Participation Specialist  
(714) 484-5338 or toll free 1-866-495-5651  
[jmatsumo@dtsc.ca.gov](mailto:jmatsumo@dtsc.ca.gov)

Juan Osornio  
DTSC Project Manager  
(714) 484-5498  
[josornio@dtsc.ca.gov](mailto:josornio@dtsc.ca.gov)

## Media Inquiries:

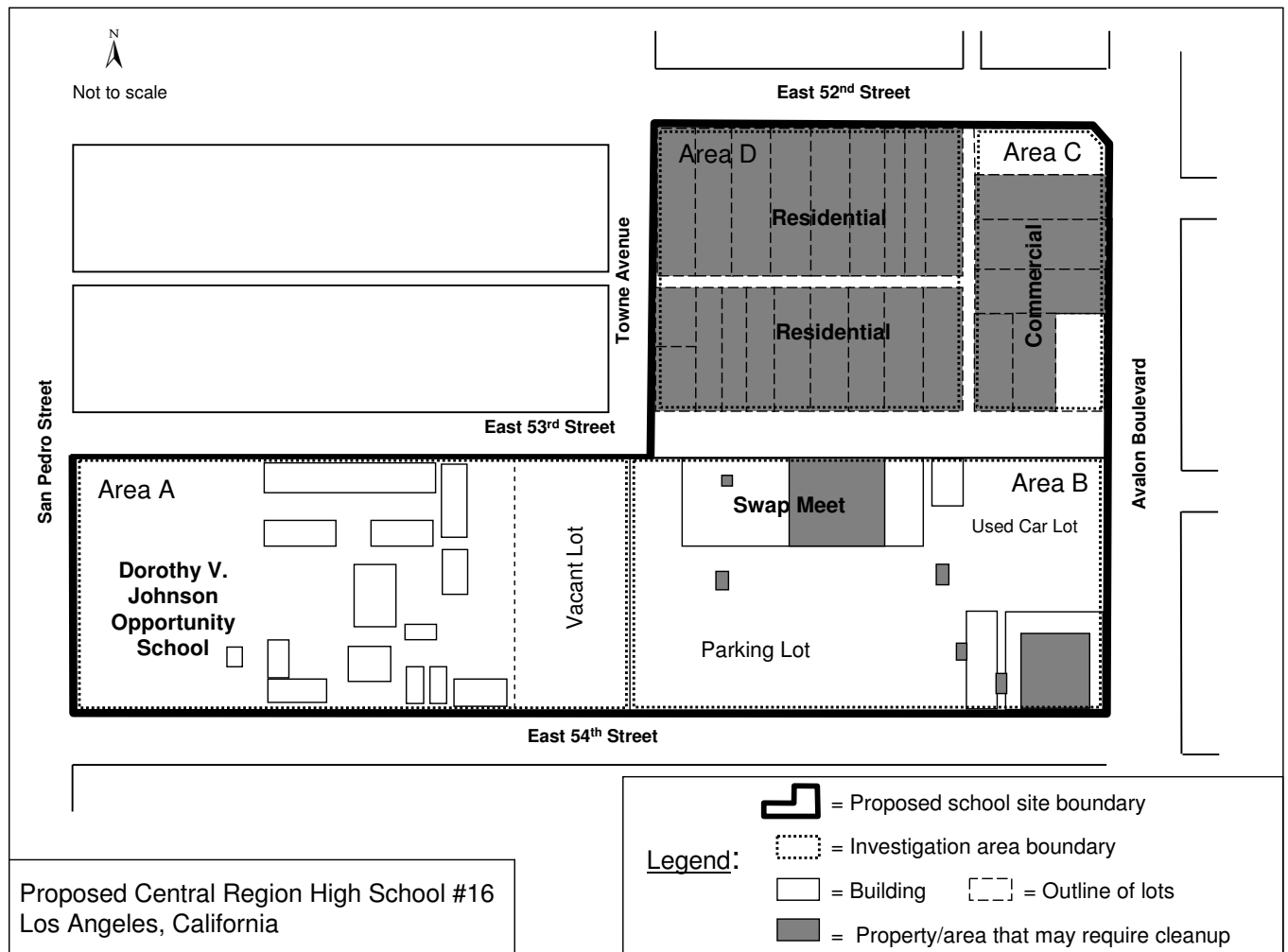
Jeanne Garcia  
DTSC Public Information Officer  
(818) 717-6573  
[jgarcia1@dtsc.ca.gov](mailto:jgarcia1@dtsc.ca.gov)

## Notice to Hearing-Impaired Individuals

You can obtain additional information about the site by using the California State Relay Service at (888) 877-5378 (TDD), or by calling Jeanne Matsumoto, DTSC Public Participation Specialist, at (714) 484-5338 or toll free 1-866-495-5651.

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.

*For more information about DTSC, please visit our Web site at [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public).*





CENTRAL REGION HIGH SCHOOL #16  
LOS ANGELES, CALIFORNIA