

Proposed Belmont/Hollywood New Elementary School #1

(former Otis Art Institute)



PROPOSED REMOVAL ACTION

Fact Sheet
 February 2002

DTSC is one of six Boards and Departments within the California Environmental Protection Agency. The Department's mission is 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
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The energy challenge facing California is real. Every Californian needs to take immediate action to reduce energy consumption. For a list of simple ways you can reduce demand and cut your energy costs, see our website at www.dtsc.ca.gov.

Introduction

This fact sheet describes an environmental investigation and proposed hazardous substance cleanup activities for a new school site planned for your neighborhood. The proposed Belmont/Hollywood Elementary School No.1 (formerly the Otis Art Institute) is located at 2401 Wilshire Blvd., next to MacArthur Park. The site cleanup will be conducted by the Los Angeles Unified School District (LAUSD) under the oversight of the Department of Toxic Substances Control (DTSC).

The new school is being proposed to ease overcrowding at Commonwealth and Hoover elementary schools. As part of its planning process the LAUSD conducted environmental investigations at the proposed site under the oversight of the DTSC, a department of the California Environmental Protection Agency. The site investigations detected concentrations of arsenic and lead in soil samples that exceed DTSC health risk levels. Exposure to this represents a potential health hazard to children. As a result of the investigation findings LAUSD is proposing a site cleanup known as a removal action. DTSC agreed that a removal action should be conducted to remove and 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 for students and faculty.

COMMUNITY MEETING ANNOUNCEMENT

Commonwealth Elementary School
 Auditorium
 215 S. Commonwealth Ave.
 Los Angeles, California 90004
Wednesday, March 13, 2002
6:00 p.m-7:00 p.m.

DTSC will hold a community meeting to provide you with information about the proposed Removal Action Workplan and findings of the environmental investigations for the proposed site.

DTSC encourages you to take an active interest in the issues affecting the hazardous substance cleanup activities at this school site by attending this meeting and submitting your comments on the removal action plan. *Spanish and Korean interpreters will be provided at the meeting.*

Public Comment Period

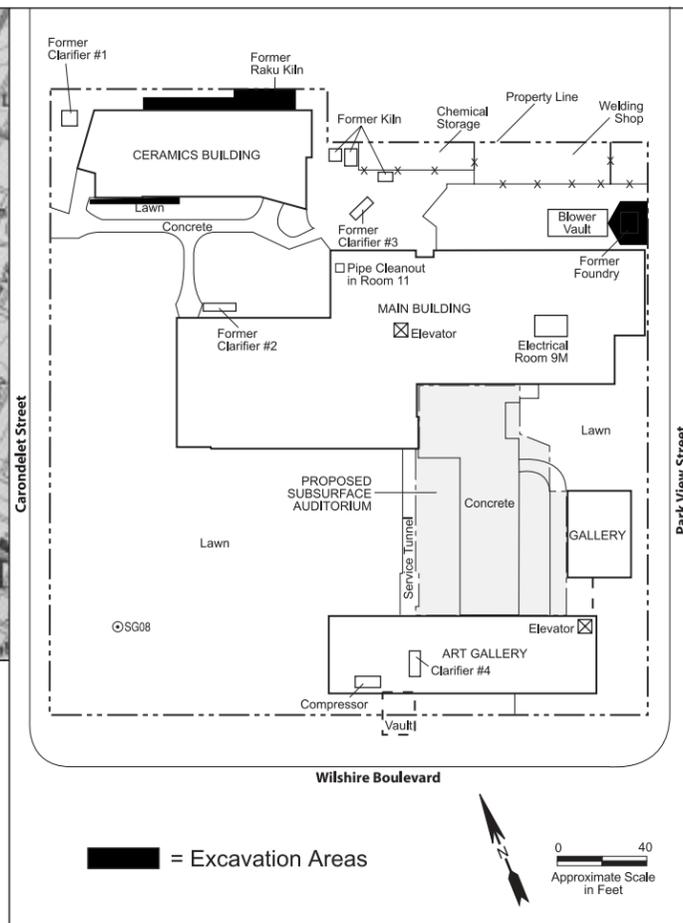
You can review and comment on the draft Removal Action Workplan for the Proposed Belmont/Hollywood Elementary School No.1 during a 30-day public comment period from:

February 26 to March 27, 2002

Written comments on the draft Removal Action Workplan must be postmarked by March 27, 2002 and should be sent to:

Rao Akula
 Dept. of Toxic Substances Control
 1011 N. Grandview Avenue
 Glendale, CA 91201

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



REFERENCE: USGS 7.5 Minute Series Hollywood, CA Quad, Photorevised 1981



0 1/2
 Scale in Miles

█ = Excavation Areas



0 40
 Approximate Scale
 in Feet

The URS Corporation, on behalf of LAUSD, has prepared a **draft Removal Action Workplan** for the cleanup of the contaminated soil in response to the findings of the environmental investigations. The DTSC is accepting comments on the proposed removal action during the 30-day public comment period starting February 26, 2002.

Site Description

The proposed site occupies the former Otis Art Institute, which comprises a total of approximately 1.8 acres (not including an existing parking structure located west of Carondelet Street). Four vacant buildings associated with the former art institute exist onsite including one multi-story classroom building (two-story plus basement), two art galleries, and a ceramics classroom building. The site is located in the southern portion of a block bound on the north by 6th Street, on the east by Park View Street, on the south by Wilshire Boulevard and on the west by Carondelet Street. Commercial and residential land uses generally surround the proposed site with MacArthur Park immediately to the east.

Site Investigation

The environmental investigations were performed to determine if any harmful hazardous substances are present on the school site that pose a threat to public health or the environment. Evaluation of the site occurred over several years beginning in 1996 with the preparation of a Phase I and Limited Phase II Environmental Site Assessment (ESA) Report (IT Corporation, 1997) and Preliminary Endangerment Assessment (PEA) Report (IT Corporation, 2000). Based on preliminary findings contained in these reports, DTSC required further investigation of the proposed site. A Supplemental Site Investigation (SSI) was performed by URS Corporation, which involved soil gas, soil, and groundwater sampling in June 2001.

SSI Investigation Results

Based on the environmental investigation, LAUSD determined that two areas required further action including Area 1 (ceramics building) and Area 2 (former foundry). Concentrations of lead above DTSC health risk levels were detected in two locations sampled in Area 1. The extent of lead contaminated soils is estimated at approximately 9 cubic yards of soil in Area 1 requiring excavation and removal. Arsenic was also detected above DTSC health risk levels in Area 1 and Area 2 impacting a total of approximately 51 cubic yards which will be excavated and removed. The esti-

ated total volume of soil to be removed is approximately 60 cubic yards.

Removal Action Workplan (RAW)

Scope

The draft RAW, prepared in November 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 – Containment through Surface Cap

Alternative 3 – Excavation and Offsite Land Disposal

Based on the removal action selection process, Alternative 3, Excavation and Offsite Land Disposal, has been selected as the preferred cleanup alternative for each of the two investigation areas. This alternative was selected because it was determined to be effective, feasible, and cost effective. In addition, it is permanent, and protective of public health and the environment.

Proposed Removal Action Activities

The soil removal fieldwork will be conducted under DTSC oversight. Prior to any excavation, the contaminated soil areas will be marked using stakes or marking paint to identify the surface boundaries of the contaminated soil areas, to identify any subsurface utility lines, structures or other obstructions and to facilitate the excavation process. The site is already secured and fenced 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 place the soil in stockpiles on plastic sheeting or lined bins, near the excavation. Excavated soil from two areas in Area 1 will be segregated and direct loaded or stockpiled, as appropriate. In Area 2, concrete will be saw cut and broken out with a pneumatic concrete breaker or equivalent.

The soil will be excavated, to the extent possible, in a manner that reduces the potential to generate dust. While on the property, all vehicles will maintain slow speeds for safety purposes and for dust control. Dust control will be obtained by lightly spraying or misting

the work areas with water. Water mist may also be used on soil placed in the transport trucks. Additionally, after the soil is loaded into the transport trucks, the soil will be covered to prevent soil from spilling or blowing out of the truck during transport to the disposal facility. During offsite disposal, the soil will be loaded onto approximately five trucks, covered, and transported to an approved offsite disposal facility in one day.

Air 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 all the arsenic and lead-contaminated soil has been removed. A completion report will be submitted and approved by DTSC prior to backfilling and compacting the excavated areas with certified clean material, consistent with school construction specifications.

Notice of Exemption (NOE)

DTSC has prepared a draft 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 Belmont/Hollywood Elementary School No.1 (former Otis Art Institute) Draft Removal Action Workplan, DTSC will receive comments during the **30-day public comment period** which ends on March 27, 2002. Comments may be submitted in writing to: *Mr. Rao Akula, Project Manager, Department of Toxic Substances Control, 1011 North Grandview Avenue, Glendale, California 91201.* Comments must be postmarked by March 27, 2002.

After the public comment period, DTSC will evaluate all of the submitted comments. If the RAW is approved, fieldwork may begin in March 2002. The removal action, including soil excavation, transportation of excavated soil, confirmation soil sampling and analysis, and site restoration will last approximately two months. After reviewing the Removal Action Workplan Completion Report, DTSC will certify that the site is safe and the LAUSD can proceed with the school construction process.

For More Information

If you have questions regarding the DTSC investigation or the proposed removal action please contact:
Treva Miller, DTSC Public Participation Specialist, (818) 551-2846
Rao Akula, DTSC Project Manager, (818) 551-2847
Jeanne Garcia, Media Contact, (818) 551-2176
*Si desea información en español, comuníquese con:
Sr. Eloy Florez, Especialista en Participación Pública de el DTSC, al (818) 551-2875*

LAUSD Contact:
Tom Watson, Project Manager, LAUSD Office of Environmental Health and Safety, (213) 633-8242
Si desea información en español, comuníquese con: Sra. Marina Perez, Oficina de Alcance a la Comunidad del LAUSD (LAUSD Community Outreach Office), al (213) 633-3886 o por correo electrónico: mperez@laschools.org.

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

Felipe De Neve Branch Library
2820 W. 6th Street
Los Angeles, CA 90057
Phone: (213) 384-7676
Hours: Monday, Thursdays: 12:30 p.m. – 8:00 p.m.
Tuesdays, Saturdays: 10:00 a.m. – 5:30 p.m.
Wednesdays Friday: 12:30 p.m. – 5:30 p.m.
Closed Sundays

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 a.m. – 5:00 p.m.

Los Angeles Unified School District
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 a.m. – 4:30 p.m.

Los Angeles Unified School District
Office of Environmental Health and Safety
355 South Grand Avenue, Sixth Floor
Los Angeles, CA 90071
Contact: Pat Schanen
Phone: (213) 633-8484
Hours: Monday-Friday: 8:00 a.m. – 4:30 p.m.