

Proposed Central Los Angeles Area New High School #2

(Eller Media Site)



INSIDE: Information on the proposed Central Los Angeles Area New High School #2
Incluye: información sobre el sitio propuesto para la Central Los Angeles Area New High School #2
 Contiene una versión en Español

이 정보의 한국어 번역이 필요하시면 귀하의 이름과 주소를 위 주소의 Treva Miller 앞으로 우송해 주시기 바랍니다.

PROPOSED REMOVAL ACTION

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 Environmental Protection Agency



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 Central Los Angeles Area New High School #2 Site (also known as the Eller Media Site) is located on the southeastern corner of West Washington Boulevard and South Vermont Avenue in Los Angeles. The site cleanup will be conducted by the Los Angeles Unified School District (LAUSD) under the oversight of the state Department of Toxic Substances Control (DTSC).

The LAUSD conducted an environmental investigation called a Preliminary Endangerment Assessment (PEA) at the proposed site. The Central Los Angeles Area New High School #2 investigation detected metals (lead, cadmium, chromium, and arsenic) in soil samples in concentrations that exceed DTSC health standards. Exposure to this level represents a potential health hazard to children. As a result of the PEA findings LAUSD is proposing a site cleanup known as a removal action. DTSC, a department of the California Environmental Protection Agency (Cal/EPA), 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 safe for students and faculty.

PUBLIC COMMENT PERIOD

Announcing a 30-day public review and comment period on the draft Removal Action Workplan for the Proposed Central Los Angeles Area New High School #2 Site. The comment period is from:

February 27 to March 28, 2002

The DTSC encourages you to take an active interest in the issues affecting the removal of hazardous substances at this school site. Children from Magnolia Avenue School and Berendo Middle School will be attending the proposed new high school.

OPEN HOUSE

**Tuesday, March 12, 2002
 3:00 p.m.--7:00 p.m.**

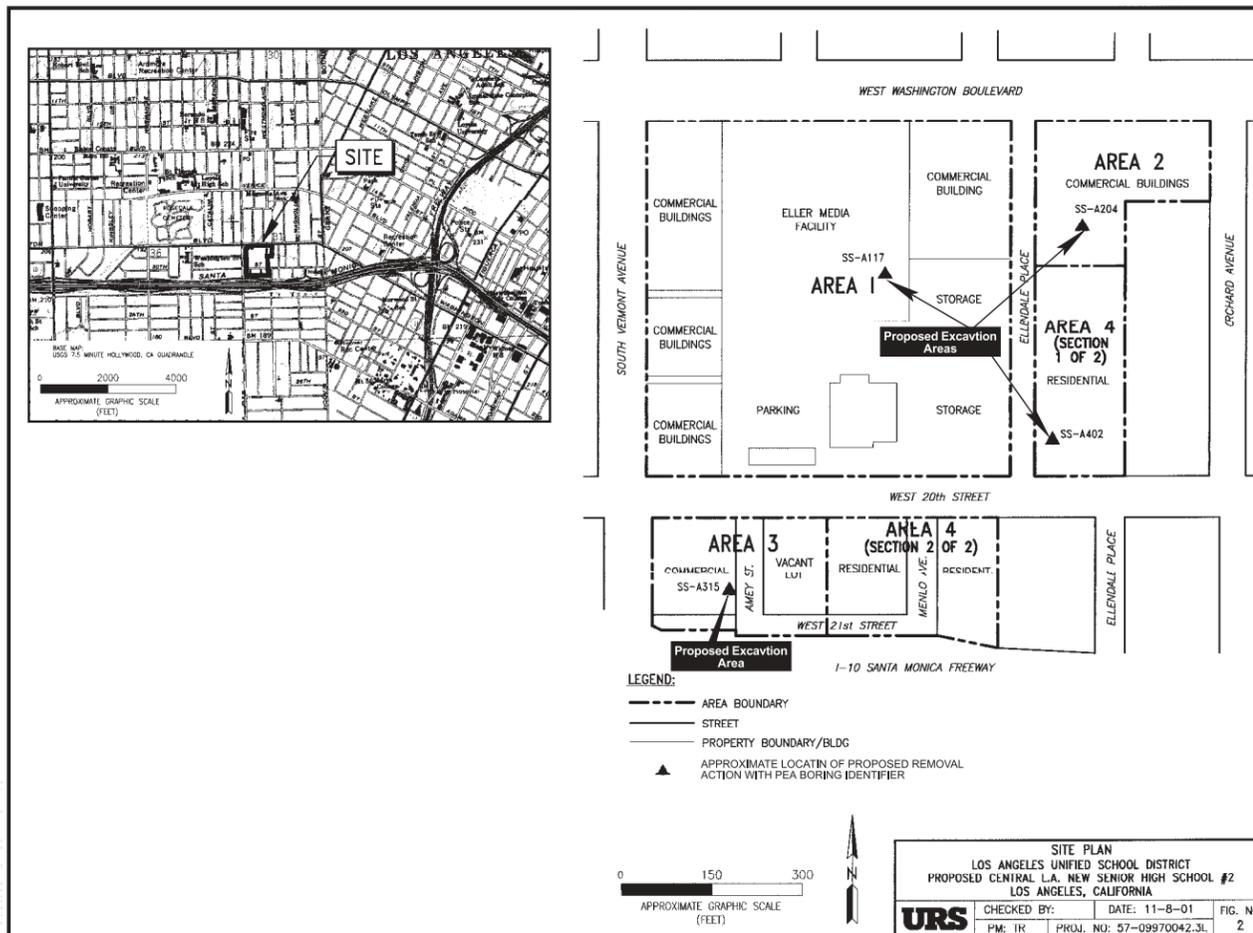
Magnolia Avenue School
 Staff Lounge
 1626 South Orchard Avenue
 Los Angeles, CA

An open house will be held to provide you with an opportunity to get more information about the proposed removal action and environmental investigation findings. LAUSD and other agency representatives will be on hand to answer questions related to public health and the proposed construction. **Spanish interpreters will be provided.**

Written comments on the draft Removal Action Workplan must be postmarked by March 28, 2002 and should be sent to:

Robbie Morris
 Dept. of Toxic Substances Control
 1011 N. Grandview Avenue
 Glendale, CA 91201
 (818) 551-2941

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



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.

The URS Corporation, on behalf of LAUSD has prepared a draft **Removal Action Workplan** for the cleanup of the contaminated soil. The DTSC is accepting public comment on the proposed removal action during a 30-day public comment period starting on February 27, 2002

Site Description

The proposed site consists of approximately 12.5 acres and a portion of the site is currently occupied by a combination of commercial, light industrial, retail, and residential properties. The site is bounded on the north by West Washington Boulevard, the Santa Monica Freeway (I-10) on the south, South Vermont Avenue on the west, and on the east by Ellendale Place and Orchard Avenue. For clarity and ease of discussion, the proposed school site has been divided into four areas. The facility owners and operators of each area are as follows:

Area 1: This area is composed of commercial, light industrial, and retail facilities. The majority of this area is operated by the Clear Channel Communications (formerly Eller Media) facility, with four buildings and a paved parking area/outdoor work area.

Area 2: A mattress manufacturer, a carpet store, and a paved parking lot currently occupy this area.

Area 3: This area, on the 2000 block of South Vermont Avenue and the 1500 block of West 20th Street, currently contains a multi-family residential unit, a service station, and an auto sales facility.

Area 4: This area, on the 1400 block of West 20th Street is currently occupied by residential properties. This area is generally located near the intersection of 20th Street and east of Ellendale Place.

Site Investigation

The LAUSD conducted the Preliminary Endangerment Assessment at the proposed site to determine if any harmful hazardous substances were present that posed a threat to public health or the environment. Evaluation of the site occurred in two phases. The initial phase, conducted in April 2001, consisted of soil sampling. Also, historical information was evaluated and a health risk evaluation was conducted. Additional activities, conducted in September and October 2001, included additional soil sampling to further evaluate the initial findings. A Draft Final PEA Report summarizing the initial phase and a Technical Memorandum summarizing the second phase was submitted to DTSC in September 2001 and was approved in February 2002.

Environmental Investigation Results

Based on the environmental investigation, LAUSD determined that each area required further action.

Area 1 is the location of commercial, light industrial, and retail facilities. Historically, this area has been used for painting and assembling outdoor advertising since the early 1920s. Elevated levels of lead, cadmium, chromium, and arsenic were found in the soil at a maximum depth of 5 feet. It is estimated that 170 cubic yards of soil will be excavated from this area.

Area 2 is the location of commercial properties. Elevated levels of lead and arsenic were found in the soil at a maximum depth of 7.5 feet below ground surface. It is estimated that 1,280 cubic yards of soil will be excavated from this area.

Area 3 is the location of the former paint and body shop. Elevated levels of lead were found in the soil at a maximum depth of 5 feet below ground surface. It is estimated that 28 cubic yards of soil will be excavated from this area.

Area 4 is currently occupied by residential properties. Elevated levels of lead were found in this area at a maximum depth of approximately 2 feet below ground surface. An estimated 25 cubic yards of soil will be excavated from this area.

The estimated total volume of soil to be removed is approximately 1,503 cubic yards.

Removal Action Workplan (RAW) Scope

The draft RAW, prepared in February 2002, identifies and screens possible removal action alternatives. Removal action alternatives were screened and evaluated on the basis of their effectiveness, ability to implement, 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 Capping

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 for each of the four investigation areas. 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 fieldwork will be conducted under DTSC oversight. Prior to any excavation the contaminated soil areas will be marked using stakes or marking paint as part of the excavation process. Excavation areas on the site will be secured using temporary fencing to reduce the potential for unauthorized personnel to enter the work area.

The contaminated soil will be removed using conventional construction equipment, such as a front-end loader equipped with a backhoe. The contaminated soil will be temporarily placed onsite in stockpiles before they are removed for offsite disposal. During offsite disposal, the soil will be loaded onto approximately 111 trucks, covered, and transported to an approved offsite disposal facility.

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.

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 chemically-contaminated soil has been removed. Once this verification

has been approved by DTSC, the excavated areas will be backfilled and compacted with certified clean material, consistent with school construction specifications. A completion report will then be prepared and submitted to DTSC.

Notice of Exemption (NOE)

DTSC has prepared a draft Notice of Exemption (NOE) for this project pursuant to the California Environmental Quality Act (CEQA). The NOE document states that the project will not have a significant negative effect on the environment because of the relatively small volume, short project duration, and the controlled manner in which contaminated soils will be excavated, loaded onto trucks and taken offsite for disposal/treatment.

What Happens Next?

Prior to making a final decision on the Proposed Central Los Angeles Area New High School #2 Site Draft Removal Action Workplan, DTSC will receive comments during the **30-day public comment period** which ends on March 28, 2002. Comments may be submitted in writing to: *Ms. Robbie Morris, Project Manager, Department of Toxic Substances Control, 1011 North Grandview Avenue, Glendale, California 91201*. Comments must be postmarked by March 28, 2002.

After the public comment period, DTSC will evaluate all of the submitted comments. If the RAW is approved, fieldwork will begin after site acquisition. The removal action activities, including soil excavation, transportation of excavated soil, and confirmation soil sampling will take an estimated 10 days.

For More Information

If you have questions regarding the DTSC investigation or the proposed removal action please contact:
Trevia Miller, DTSC Public Participation Specialist, (818) 551-2846
Robbie Morris, DTSC Project Manager, (818) 551-2941
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:

Chris Ingalls, Project Manager, LAUSD Office of Environmental Health and Safety, (213) 633-8411

Si desea información en español, comuníquese con: Sr. Catarino "Tony" Arias, Oficina de Alcance a la Comunidad del LAUSD (LAUSD Community Outreach Office), al (213) 633-3885 o por correo electrónico: tarias@laschools.org

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

Exposition Park Regional Library

3665 South Vermont Avenue

Los Angeles, CA 90007

Contact: Cecily Thomas; Phone: (323) 732-0169

Hours: Monday - Thursday: 10:00 a.m. – 8:00 p.m.

Friday & Saturday: 10:00 a.m. – 6:00 p.m. Sunday: 1:00 p.m. – 5:00 p.m.

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: Chris Ingalls
Phone: (213) 633-8411
Hours: Monday-Friday: 8:00 a.m. – 4:30 p.m.